



Welcome Back!

The Lake Tyrone Improvement Association's **Annual Meeting**

Thursday, May 19th

- Please help yourself to pizza!
- Handouts available at check-in

LTIA DUES - \$100

Send payment to:

Lake Tyrone Improvement Association
P.O. Box 122, Hartland, MI 48353

Or drop payment at:

LTIA Box at 5958 Bullard (Darla Parson, LTIA Treasurer)

A scenic view of a lake with houses and trees in the background, and a boat on the water.

Agenda

1. New Resident Welcome
2. Elections
3. Introduction / Initiatives for 2022-2023
 - a. Property Update
 - b. Dam Maintenance and Inspection
 - c. Lake Communications
4. LTIA Budget and Finances
5. Social Events
6. B-board update

Welcome New Residents!

- Communication Links
 - Website – <https://lake-tyrone.com>
 - Facebook –
 - Lake Tyrone Association Business Page - <https://www.facebook.com/laketyrone/>
 - Lake Tyrone HomeOwners Buy/Sell & Discussion private group - <https://www.facebook.com/groups/802732019920984>
 - What are those bubbles?
 - Lake Tyrone Aeration Project – Active since 2015 with 3 years remaining on project
 - https://lake-tyrone.com/?page_id=613
 - LTIA vs LTIB
 - <https://www.livgov.com/drain/Pages/Lake-Tyrone.aspx>
 - Boat Launch Access – 6409 Mabley Hill
 - https://lake-tyrone.com/?page_id=129

Name	Phone	Pickup/Drop
Robert Cove	248-229-3893	
Josh Lange	810-923-1955	Yes
Mike Osiecki	810-632-7920	Yes
Rob Busby	517-499-0788	
Craig Johnson	734-216-3163	
Matt Lipon	810-938-2191	
Steve Mazur	810-632-7837	Yes
Mike Kantz	810-623-9122	

Current LTIA Board

- President – Rebecca Fedewa *
- V.P. – Josh Lange*
- Treasurer – Darla Parsons*
- Secretary – Charlene Gawronski (stepping down / moving) – 1 year remaining
- Trustee – David Walus
- Trustee / B Board representative - Erin Busby*
- Social Director / Trustee – Nancy Ragatz

* = Term Expiring totaling 5 open positions

Board Member Commitment

- 2 year-term
- Positions and Terms determined at first Board meeting
- 2-3 hours/month for meetings
- Plus project time for supporting lake initiatives

Board member roles / responsibilities

- President
- Vice-President
- Treasurer
- Secretary
- Trustee / Dam ownership
- Trustee / Social Director
- Trustee / B-Board communications

Elections

2022 Nominee's

There are Five board seats up for election.

Lacey Crite

Josh Lange

Erin Busby

Mitch Lipon

Matt Lipon

Darla Parson

Jeff Connors

An aerial photograph of a calm lake, likely a residential waterway. The shoreline is lined with lush green trees and several houses. Numerous boats, including pontoon boats and smaller motorboats, are docked along the shore or anchored in the water. The overall scene is peaceful and scenic.

VOTING

Lacey Crite

Mitch Lipon

Josh Lange

Matt Lipon

Erin Busby

LTIA current initiatives

- **Revenue:** Farmer Lease – \$600
 - Lease renewed through 12/31/22
 - 2022 – soybean or corn depending on seed prices
- **Expenses:**
 - ~ \$35/month for electrical service
- **Lawn and road maintenance**
- **Legal advice on deed usage restrictions**
- **Dam Inspection – complete fall 2021**
- **Tell us YOUR ideas!!**



David Walus

LAKE TYRONE DAM

Dam Inspection Report

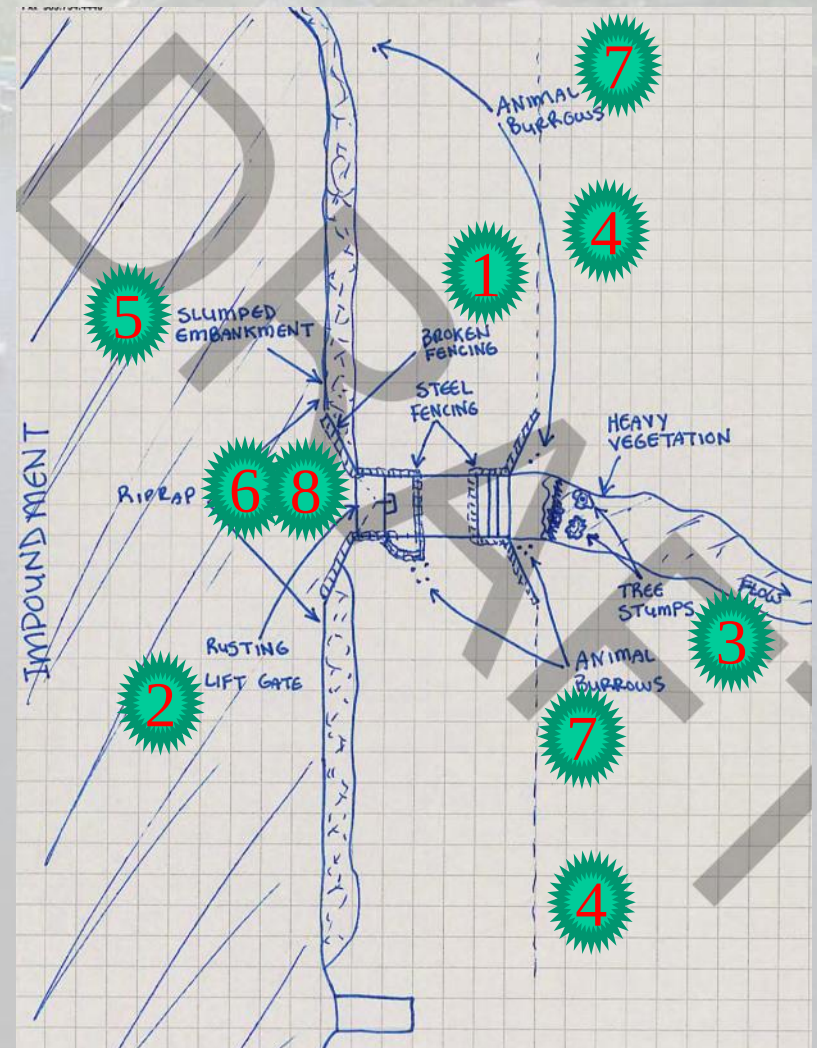
- The Spicer Group Inspector's conclusions:
“The dam and its structures are in fair overall condition. The spillway appears to be in fair condition. The earthen embankments and spillways appeared to be sound and structurally stable at the time of the inspection.”

WE PASSED!!!

Dam Deficiencies/Prioritized Recommendations

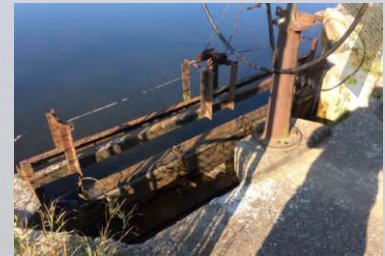
1. Broken Fencing
2. Lift-gate rusted
3. Tree Stumps Downstream *
4. Brush and Trees on Dam *
5. Embankment eroded *
6. Left Wingwall transverse crack *
7. Animal Burrows
8. Left Wingwall spalling *

* Hire company to do work



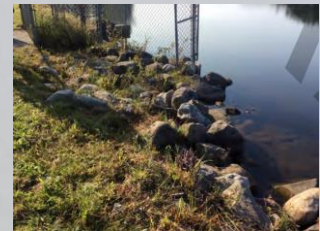
Dam Deficiencies/Prioritized Recommendations

1. The northwesternmost fence post on the left wingwall is not completely attached.
 - Recommend: The post should be properly repaired.
2. The lift-gate operating mechanisms and cable are operable, but they are heavily rusted.
 - Recommend: Clean, paint, and lubricate the lifting mechanism
3. There are multiple obstructions in the channel immediately downstream of the dam structure including two stumps, heavy vegetation, and sedimentation.
 - Recommend: Perform a channel cleanout to remove the obstructions immediately



Dam Deficiencies/Prioritized Recommendations

4. Brush and tree growth exists on the downstream slope of the dam.
 - Recommend: Remove all woody brush and small trees from downstream slope and toe to 10 feet past the toe of slope.
5. A portion of the left upstream embankment near the control structure has eroded.
 - Recommend: The existing riprap should be salvaged, and the underlying material reinforced with geotextile fabric. The riprap should be replaced, and any disturbed areas restored with topsoil and seed. Structural repairs to dam structures will require a permit from Michigan Department of Environment, Great Lakes, and Energy (EGLE).



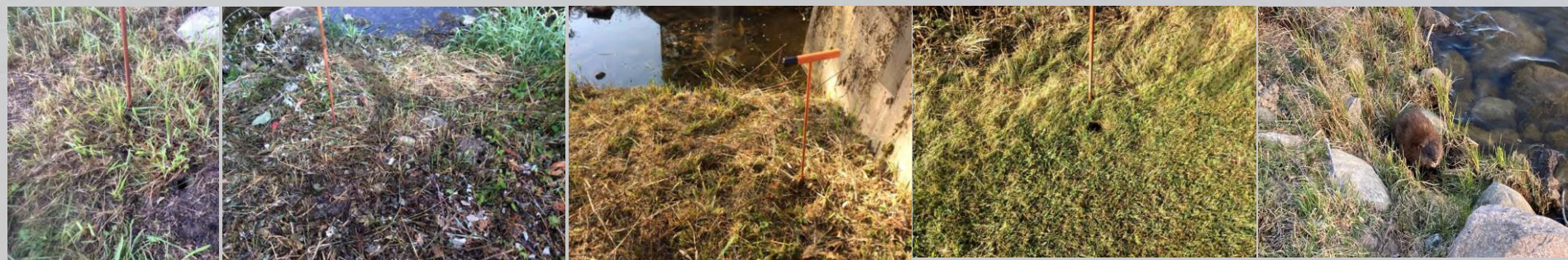
Dam Deficiencies/Prioritized Recommendations

6. The left upstream wingwall has a transverse crack and loss of concrete near where the wingwall meets the main concrete headwall.
 - Recommend: Continued monitoring of the width of the crack should occur especially during freeze and thaw periods. The location of the crack and loss of concrete is not at a critical location for the dam, so we recommend pursuing surficial rehabilitation of this area within the next five years. This could include jetting and pressure grouting the joint or crack. Structural repairs to dam structures will require a permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE).



Dam Deficiencies/Prioritized Recommendations

7. There are several animal burrows on the right top of embankment near the structure, on both embankments on the downstream slope near the channel, and one on the left top of embankment toward the northernmost part of the embankment.
 - Recommend: The animals should be trapped and relocated or exterminated, and the burrows should be filled.



Dam Deficiencies/Prioritized Recommendations

8. There is spalling and loss of concrete on the top of the left upstream wingwall.
 - Recommend: Continued monitoring of the spalling should occur. The loss of concrete is not critical for the dam at this time, so we recommend pursuing surficial rehabilitation of this area within the next five years. This could include removal of loose concrete material and placement of epoxy concrete or mortar. A long-term solution could include saw-cutting out the area around the spalling, drilling in dowels to the existing wingwall and headwall, and placement of new concrete. Structural repairs to dam structures will require a permit from EGLE.



Dam Maintenance- 2021/2022

- Dam Cleanup – August 2021
 - Cleared out weeds and bushes at the waters edge to prepare for Dam Inspection
- Dam inspection – September 2021
- Dam Sluice Gate Repair – September 2021
 - Cable on Sluice Gate corroded off. Replaced all cables and bolts with stainless steel parts.
- Boat Launch Road Repair – April 2022
 - Stone pile flattened and used to fill potholes



Josh Lange

LTIA COMMUNICATIONS

Communications

- Website
 - <https://lake-tyrone.com/>
- LTIA Facebook Page
 - <https://www.facebook.com/laketyrone/>
- Updated Contact List
- Lake Tyrone Homeowners Facebook (non-LTIA)
 - <https://www.facebook.com/groups/802732019920984>
- B-Board Page: <https://www.livgov.com/drain/Pages/Lake-Tyrone.aspx>

Website Updates

- <https://lake-tyrone.com/>
- Local Business Contact / Advertisement Page
 - Submit your business info to ltiaboard@gmail.com
- Document repository rework
- Feedback?



Darla Parsons

LTIA FINANCES

Lake Dues

- Annual Homeowner's Dues are designed to cover costs of maintaining and improving our lake.
- Payment of dues allows those residents the use of our LTIA owned boat launch for that year.
- Monies collected are used to pay for maintenance and repairs to the Dam, Boat Launch and other LTIA Properties, Taxes, Supplies, Utilities, Insurance Costs and Lake Events.
- Dues have been set at \$90 for at least the last 15 years.
- Effective fiscal year 2022 / 2023 (starting on June 1, 2022) the LTIA board has voted to increase dues \$10 per year to \$100 annually. This decision, although tough, is due to ever increasing costs each year and upcoming expensive repairs needed on our aging Dam infrastructure.
- LTIA will honor any \$90 payments and discount the \$10 difference if received by May 31, 2022 as dues paid in full for the upcoming 2022 / 2023 fiscal year, however, any dues payments received after May 31, 2022 will be for the new rate of \$100 per year.

LTIA - FY 2021-2022 Income & Bank Account Balances

Income Applied to FY21/22 (6-1-21 to 5-31-22)

	Current Fiscal Year 2021/2022	Previous Year 2020/2021
Total Annual Billing of Dues		
Lake Lots = (201 minus Lot# 1 owned by LTIA, minus 13 are double lots/single owner, plus 1 lot double occupied (A&B) split)	188	188
Less Bd Members/Services Credited =	8	7
* Net Paying Lots =	180	181
Annual Dues =	\$ 90.00	\$ 90.00
Total Anticipated Collections =	\$ 16,200.00	\$ 16,290.00
<i>* credit given to 7 Board Members and to boat launch committee leader</i>		
Actual Collections on Dues		
Total Lots that paid their dues=	146	134
Annual Dues Amount =	\$ 90.00	\$ 90.00
Actual Total Dues Collected =	\$ 13,140.00	\$ 12,060.00
Percentage Total Collected =	81%	74%
Other Income		
Farm Lease Collected	\$ 1,200.00	\$ 600.00
3 Hunting Fees Collected	\$ 150.00	\$ 150.00
Interest Income <i>(May estimated)</i>	\$ 37.16	\$ 29.91
Donations received from Residents	\$ 390.00	\$ 180.00
Total Fiscal Year Income =	\$ 14,917.16	\$ 13,019.91

Current Year Account Balances as of 4-30-2022

1st National Bank Checking Account	\$ 12,820.39
1st National Bank Money Market	\$ 74,927.25
Total =	\$ 87,747.64

Last Year's Account Balances as of 4-30-2021

1st National Bank Checking Account	\$12,957.97
1st National Bank Money Market	\$74,889.89
Total =	\$87,847.86

**Account Balances as of 4-30-2020

1st National Bank Checking Account	\$19,084.33
1st National Bank Money Market	\$69,870.30
Total =	\$88,954.63

**Account Balances as of 4-30-19

1st National Bank Checking Account	\$35,001.00
1st National Bank Money Market	\$44,652.00
Total =	\$79,653.00

Proposed Budget FY 2022/2023 (June 1, 2022 to May 31, 2023)

	Budget 2021/2022	Actual Spend	Variance		Proposed 2021/2022	Notes
FISH SPEND	\$ 1,000	\$ 1,000	\$ -	A	\$ 1,000	A Estimated full year spend (per Charlene)
STATE LICENSING	\$ 50	\$ 20	\$ 30		\$ 50	
COMPUTER AND INTERNET EXPENSES	\$ 350	\$ 65	\$ 285		\$ 350	
INSURANCE EXPENSE	\$ 1,400	\$ 1,374	\$ 26	B	\$ 1,425	B Anticipate increasing cost based on history
LAKE FESTIVITIES	\$ 3,000	\$ 3,904	\$ (904)	C	\$ 3,000	C Lake Events Detail
FOOD FOR ANNUAL MEETING	\$ 300	\$ 300	\$ -	D	\$ 300	D Estimated full year spend for pizza & water
OFFICE SUPPLIES	\$ 200	\$ -	\$ 200		\$ 200	
POSTAGE AND DELIVERY	\$ 200	\$ 128	\$ 72		\$ 200	
P O BOX (Annual Rental Cost)	\$ 100	\$ 130	\$ (30)	E	\$ 150	E P O Box rental raised to \$94 in 2021, \$130 in 2022
UTILITIES (Consumers electric at Dam property)	\$ 400	\$ 358	\$ 42	F	\$ 425	F Anticipate increase based on rising fuel costs
PROPERTY TAXES	\$ 3,700	\$ 3,536	\$ 164		\$ 3,700	
RENT EXPENSE (space for annual meeting)	\$ 200	\$ 150	\$ 50		\$ 200	
REPAIRS AND MAINTENANCE	\$ 1,000	\$ 526	\$ 474	G	\$ 15,000	G **Repairs required on the Dam
Includes Dam & Boat Launch Property repairs, landscaping, mowing, road maintenance, locks, gates, cleanup, etc			\$ -			
			\$ -			
			\$ -			
GENERAL BUDGET TOTAL	\$ 11,900	\$ 11,491	\$ 409		\$ 26,000	
OTHER ONE-TIME COST PROPOSALS			\$ -			
Professional Fees Lawyer - LTIA Property \$2500 carried from 2019	\$ -	\$ -	\$ -	H	\$ -	H carry forward from previous budget year - still anticipate lawyers cost
Dam Inspection required in FY 2020/2021 \$2500 carried from 2020	\$ -	\$ 3,600	\$ (3,600)	I	\$ -	I carried forward from previous budget year - inspection completed 9-10-2021
Storage Trailer for Lake Event Supplies \$1500 carried from 2020		\$ 500	\$ (500)			
Laptop, Printer, Microsoft & Intuit software upgrade required	\$ 2,500		\$ 2,500	J	\$ -	J carry forward from previous budget year - need for new equipment still existsbut purchase was delayed
			\$ -			includes required software updates needed for Microsoft Office and Quicbooks software
OVERALL TOTAL BUDGET	\$ 14,400	\$ 15,591	\$ (1,191)		\$ 26,000	

Events Held 2021/2022 fiscal year	Total Cost
7-4-21 Pontoon Parade	\$ 150.00
7-6-21 Kids Fishing Tournament	\$ 401.79
7-14-21 Band Deposit for RockOnParty	\$ 500.00
8-18-21 Band Balance for RockOn Party	\$ 500.00
8-21-21 RockOn Party Expenses	\$ 442.33
9-4-21 Band for Poker Run	\$ 1,000.00
Aug 21 Wine Tour Event Expenses	\$ 275.53
11-6-21 Chili Cook Off Expenses	\$ 85.00
2-11-22 Winterfest Expenses	\$ 140.96
5-15-22 Winterfest Hats & Food	\$ 408.74
	\$ -
	\$ -
Total	\$ 3,904.35

Fish Stocking

- Vote to stock the lake for 2022
- If vote passes – what species of fish to stock?
 - Walleye
 - Perch
 - Crappie



Nancy Ragatz

LTIA EVENTS





Event Planning 2022

	Event	Description	Family or Adult	Date	Location	Lead	Party Start and End Time	Food	Band or DJ	Projected Cost	Assumed # of Participants	Assumed Collections	Action Items	Budget Items
	April Events													
1	Easter Egg Hunt	Easter egg hunt/ Easter Bunny	Family			Varani				\$ -	30			
	May Events													
1	Ladies Night Pontoon Cruise	Ladies Night Pontoon Cruise (once per month June July August on Friday nights)	Adult	27th	TBD	Jennifer Pretzel	6:00 PM			\$ -	30			
	June Events													
2	Family Fun Night	This is a Family friendly party. Games, campfire, smores	Family	TBD	TBD	TBD	5 pm - 10 pm games	Hot Dogs, Soda, Candy	DJ	\$ 150	50 kids		Buy Face paint	Food, Pop
	July Events													
3	Andrew Greene Kids Fishing Tournament	This party is family friendly with Kids fishing from 9 am to noon. Then we meet at Rob Busby's house to celebrate with prizes and enjoy lunch	Family	3rd	Busby's	Rob Busby	9 am - noon, then Party till 1 pm	Y		\$ 450	50 kids			Prizes Food Pop
4	Pontoon Parade	This party is family friendly event where families decorate their boats with unique themes, music, decorations and costumes. All boats entered are judged with the top 3 receiving prizes	Family	4th	Dam	Sue Lipon	1 pm at the Dam	Y		\$ 150	10-20 families			Cash Prizes for 1,2,3
5	Summer Teenage Party	Teenager Party with Music, Campfire, Food	Family				4pm to 11 pm	Y		\$ 200	50			food drinks
	AUGUST EVENTS													
9	Home Tour, Wine & Jazz Party	Bring a Bottle to Pass	Adult				8 pm to midnight			\$ 850	80			Porta Potty Food
8	Bike, Burger and Beer Tour	Bike Tour of 15 miles, starting and ending at Pretzels or Vinnie's house with a BBQ and Beer party after the ride	Family	TBD			11:00 AM	Burgers & Brauts		\$ 150	30			
	Rock Concert		Family	13th		Kathy/Juanita	TBD	N		\$ 750				
	SEPTEMBER EVENTS													
10	Poker Run	This party is Adult only. The party celebrates with raffles an great poker hands at 5 locations. Band at the last house.	Adult	TBD	Dam	Chris A.	2:00 PM	N	DJ	\$ -	250			Porta Potty
	TailGate Wars	Tailgate Foods	Family	TBD		Busby								
	October EVENTS													
	Halloween Party		Family	TBD		TBD								
	November EVENTS													
10	Chili Cookoff		Family	TBD				N		\$ -				Porta Potty
	WINTER EVENTS 2022													
12	Winter Poker Run	This is an Adult Party celebrating together at 5 different houses with a poker run. Walk, ski, snow shoe or ride your favorite ATV UTV Snowmobile. The last party features a campfire and fireworks	Adult	TBD	Starts at Matt Lipon	Matt & Paul Lipon / Busby	noon	Y	NONE	\$ 300	50			Gas,
13	Lake Tyrone Winter Festival	This party is family friendly with a fishing tournament, snowmobile rides, skating and sledding. There will also be a central tent with music, food and a campfire	Family	TBD	Center of the Lake	Matt & Paul Lipon / Pretzel / Busby / Johnson	9:00 AM	Y	DJ	\$ 300	80			Food, Fire works
				TOTAL						\$ 3,300				



Erin Busby

LAKE TYRONE “B” BOARD

Annual Report - BMPs



Best Management Practices (BMP) for eutrophic lake homeowners:

- Reduce the frequency and amount of fertilizer and herbicide/pesticide used.
- Use only phosphorus-free fertilizer unless a soil test indicates the need for phosphorus. This means that the middle nutrient ratio number (N:P:K) is 0.
- Re-landscape lawn edges, particularly those along the lake, to include low profile prairie and wetland species that are capable of filtering runoff water better than turf grass.
- Plant native emergent vegetation along shorelines or in front of existing seawalls to provide fish and invertebrate habitat and dampen wave energy.
- Replace or reface concrete seawalls with glacial stone to dampen wave energy and provide some habitat for fish and invertebrates.
- Keep grass clippings, yard waste, and animal waste out of the lake.
- Reduce the runoff of stormwater from residential properties by disconnecting downspouts and installing rain barrels and rain gardens.
- Obey no-wake zones to minimize wave impact and reduce shoreline erosion.

Annual Report - Recommendations

Lake Tyrone should consider implementing one of the following phosphorus removal solutions to restore water quality:

- **Recovery Solution:** Improve water quality by incorporating strategic applications of binders to remove free reactive phosphorus from the water column. Integrate with algaecide applications as needed to control algae and achieve desired water quality objectives.
- **Reset Solution:** A more comprehensive solution to water quality restoration. Reset the ecological clock and restore water quality in Lake Tyrone by implementing a Reset application strategy customized by water body. This phosphorus removal solution targets and permanently removes free reactive phosphorus in the water column and accumulated in water body sediments over time. A sediment sample is ideal for this prescription.



Annual Report - Recommendations

Lake Tyrone should consider the effectiveness of the aeration system currently installed.

- Aeration is a means that has been used to manage the indications of eutrophication and to enhance fish habitat, however the scientific literature shows that its success is varying, and that there may be adverse impacts on natural lake functions.
- If aeration is considered for use in natural lake systems, it should be considered as a shorter-term component of a longer-term watershed management strategy to meet water quality targets.

Treatment Objectives

For 2022, the lake management plan for Lake Tyrone will include the same objectives as previous years, which are:

1. Conduct comprehensive surveys to document the aquatic plant community, on which all treatment plans and recommendations will be based.
2. Locate and recommend for treatment all invasive species, including those already known to be in the lake. Treatment should include systemic herbicides for long-term control as much as possible.
3. Monitor the native plant species and if they grow to nuisance conditions recommend limited treatment to provide relief for recreation, navigation, or aesthetics.
4. Monitor the algae growth and recommend remediation when it grows to nuisance conditions.
5. Coordinate as much as possible with the aeration and biological augmentation programs to provide cooperative strategies and progress in the lake management of Lake Tyrone.
6. Complete monitoring & analyses to document the water quality of the lake, identify any issues, and create historical trends.

Treatment Plan

Growing sentiment from homeowners around the lake that want to reduce the amount of algicides and herbicides used in the lake

- Clark is recommending systemic herbicides that will provide long-term reductions of invasive plants. As the invasive plant populations reduce over time, the need for herbicides will also decrease.
- As a trial strategy in 2022, Clark is also recommending to increase the scope of the biological augmentation program to try preventing nuisance algae growth through competition. If successful, this will lead to fewer algicides applied to the lake.

Both of these changes may be more expensive in the short-term, but if successful can lead to long-term cost savings and lessen the need for algicide & herbicide applications.



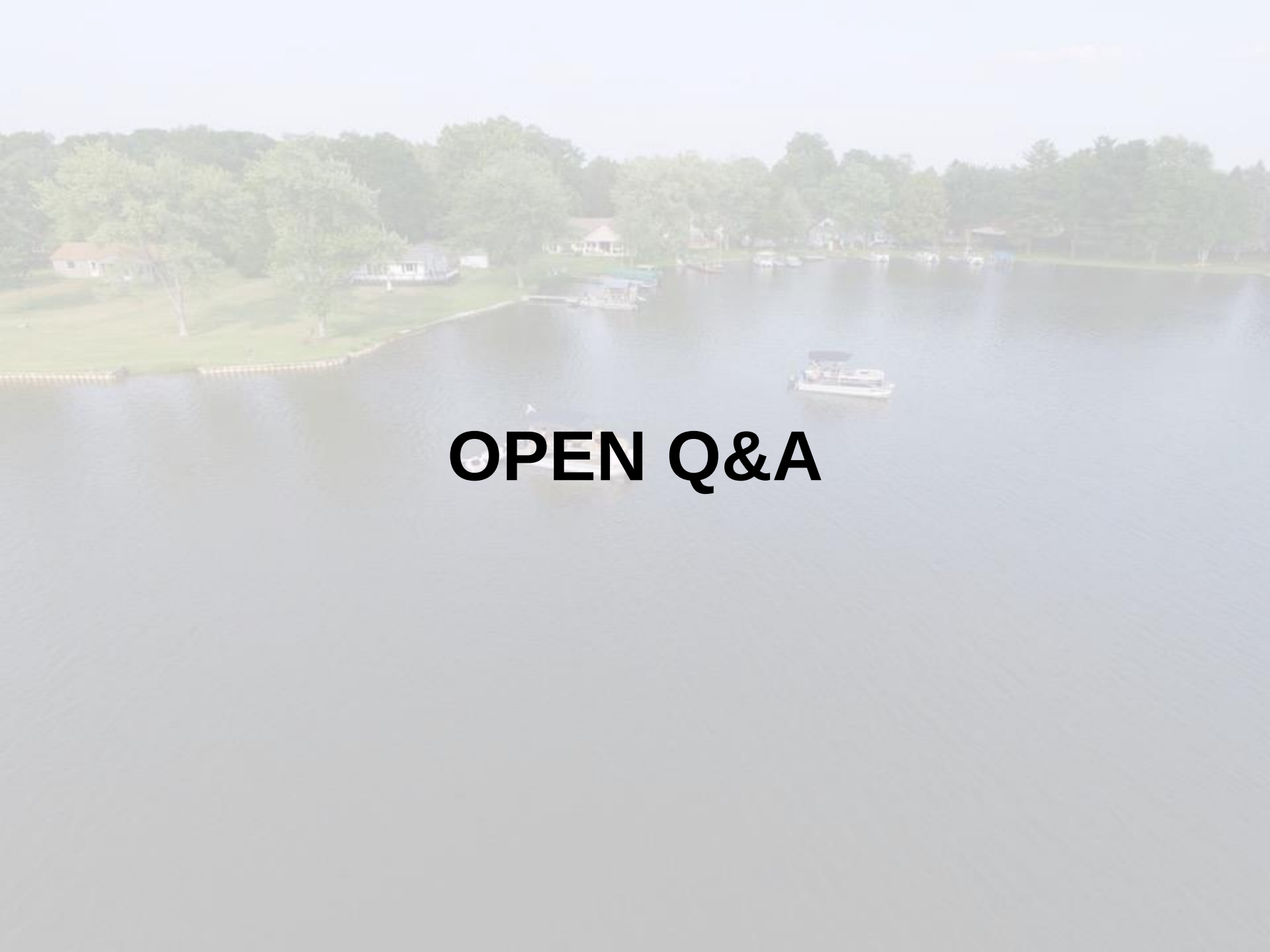
Preliminary Treatment Schedule

- Start Aeration System – April 1
- Lake Survey – April 28
- Lake Survey – May 9
- Herbicide Treatment for CLPW – May 16
- BioBlast 4-day Treatment – May 23
- Lake Survey – June 6
- Biological Augmentation Trial Deadline – June 10
- Herbicide Treatment for Eurasian Milfoil – June 13
- BioBlast 4-day Treatment – June 20
- Lake Survey – July 18
- Herbicide Treatment for Native Plants – July 25
- BioBlast 4-day Treatment – August 8
- Lake Survey – August 22
- Lake Survey – September 12



Reminders!

- Cannot use compost site on boat launch drive – Tyrone Township issued letter
- Please update emails / contact info to stay up to date on board communications
- If Hartland Township requests board approval for permits – LTIA has no authority over homeowner property. Contact LTIA member if necessary.

An aerial photograph of a calm lake. On the left, a grassy shoreline is lined with several houses and large trees. A small dock with a blue canopy is visible near the shore. In the center of the lake, a small white boat is visible. To the right, a larger pontoon boat with a blue canopy is floating. The background is filled with a dense line of green trees under a clear sky.

OPEN Q&A

THANKS

See you all on the lake!

