

**PERCH LAKE  
LAKE IMPROVEMENT BOARD MEETING**

**July 8, 2024**

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A meeting of the Perch Lake, Lake Improvement Board was held at the Montcalm County Drain Commission, 211 W. Main Street, Stanton, Michigan on the 8<sup>th</sup> day of July 2024 at 4:00 P.M.

The meeting was called to order by Jack at 4:00 p.m.

PRESENT: Jack Hendricks – Chairperson/Montcalm Township Representative  
Steve Nichols – Montcalm Township Representative  
Pat Bolling – Abutting Property Owner’s Representative

ABSENT: Todd Sattler – Secretary/Montcalm County Drain Commissioner  
Adam Petersen – Board of Commissioner’s Representative

ALSO

PRESENT: Anne Gaylord – MCDC

A motion was made by Pat and seconded by Steve to approve the agenda. Motion carried.

A motion was made by Steve and seconded by Pat to approve the minutes from May 20, 2024, as presented. Motion carried.

Public Comments

No public present.

Financial Update

Anne provided a financial update to the board, including a current balance of \$25,485.02. She noted that a total of \$8,450.00 of invoices have been paid and \$205.16 in interest has been accrued since the last meeting.

Public Hearing

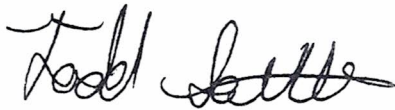
Anne advised the Board that the public hearing has been scheduled for August 1<sup>st</sup>. Steve suggested a starting time of 7:00 pm to allow residents who work in Grand Rapids time to attend. Steve is concerned that the residents who own multiple backlots are going to be hit hard with the new benefit factors. He suggested an assessment amount of \$14,000.00 for 2024 to allow residents time to combine their parcels before they assess the full budgeted amount of \$17,250.00. The Board discussed the benefit factor for indirect parcels and decided that a factor of .35 is the fairest percentage. With factors of 1 and .35 and an assessment of \$14,000.00, the assessment amounts would be \$117.70 for a direct parcel and \$41.19 for an indirect parcel.

Other Business

Anne provided that Board with a quote from Spicer for GIS mapping updates to reflect the new assessment roll. The Board discussed the benefits of having an updated digital map.

A motion was made by Steve and seconded by Pat to direct Spicer to update the GIS mapping to reflect the proposed assessment roll for an amount not to exceed \$250.00. Motion carried.

There being no further business to come before the Lake Board, a motion was made by Steve and seconded by Pat to adjourn the meeting at 4:55 p.m. Motion carried.




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Todd Sattler, Secretary  
Perch Lake, Lake Board

State of Michigan     }  
                                      } ss:  
County of Montcalm   }

I hereby certify that the foregoing is a true and complete copy of the minutes of a meeting of the Perch Lake, Lake Improvement Board, Montcalm County, Michigan held on May 20, 2024, and that said minutes are on file in the office of the Montcalm County Drain Commissioner and are posted on the website at [www.montcalm.us](http://www.montcalm.us) and are available to the public.

I further certify that notice of the meeting was posted at least 18 hours before the meeting at the office of the Montcalm County Drain Commissioner, which is the principal office of the Perch Lake, Lake Improvement Board.



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Todd R. Sattler  
Montcalm County Drain Commissioner

**PERCH LAKE  
LAKE IMPROVEMENT BOARD  
MEETING**

**July 8, 2024  
4:00 P.M.**

**MONTCALM COUNTY**

Drain Office  
211 W. Main Street  
Stanton, Michigan

Agenda

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
  - May 20, 2024
4. Public Comment
5. Financial Update
6. Public Hearing
  - Schedule
  - Benefit Factors
  - Budget
7. Other Business
8. Adjourn

***If you cannot attend, please call 989-831-7322 at least two days prior to meeting.***

**Lake Board Members:**

Jack Hendricks, Chairman, Montcalm Township Representative  
Todd Sattler, Secretary/Treasurer, Montcalm County Drain Commissioner  
Steve Nichols, Montcalm Township Representative  
Pat Bolling, Abutting Property Owner's Representative  
Adam Petersen, Member, Montcalm County Board of Commissioners



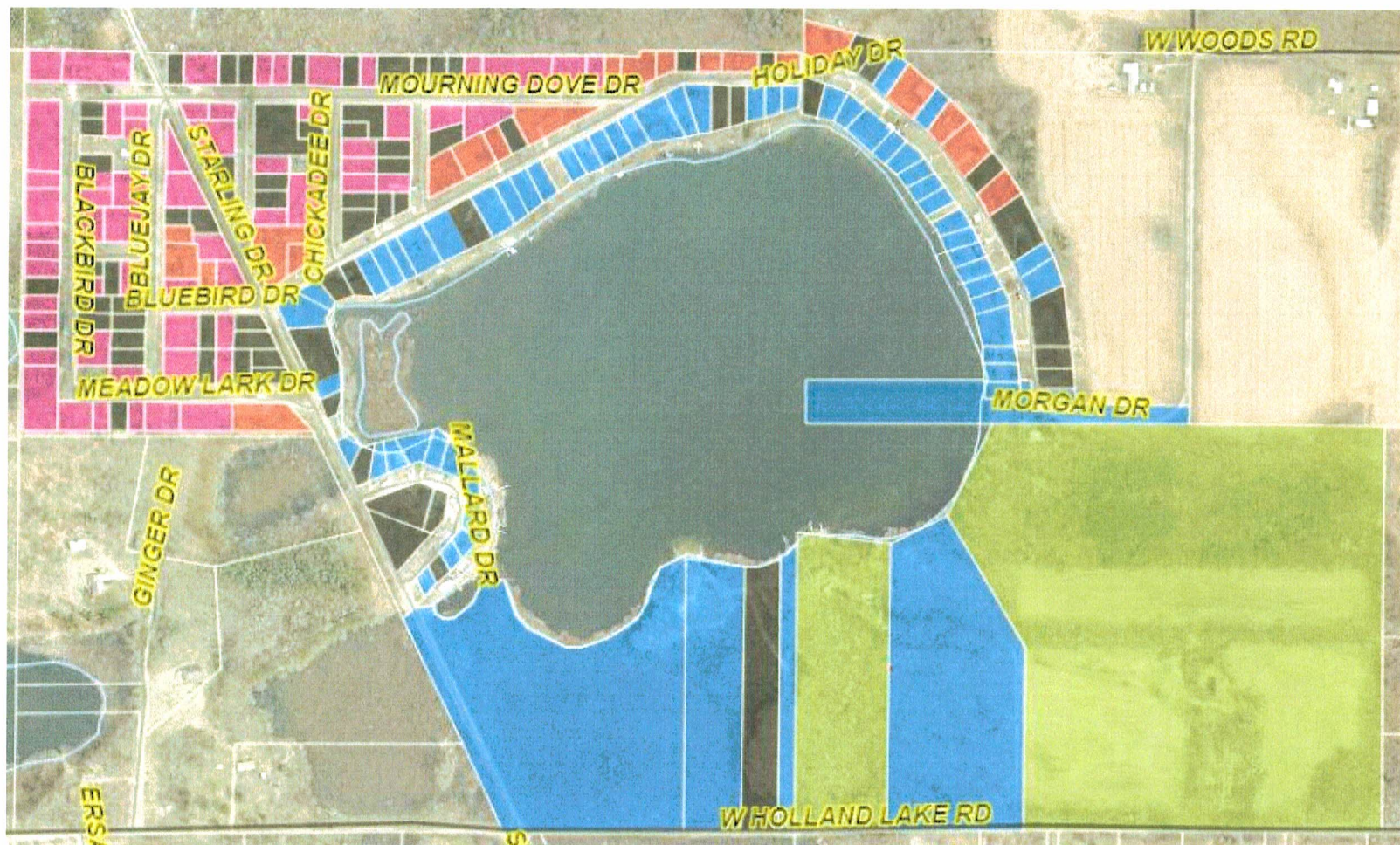
**Perch Lake Finance Sheet 2019 - 2023 (84017)**

Monday, July 8, 2024

Date	Vendor	Description	Check Number	Expenses	Revenue	Balance
10/1/2018		Beginning Balance				\$ 18,120.92
10/4/2018	PLM Lake & Land Management	Clipper Treatment 9/12	140800	\$ 313.20		\$ 17,807.72
10/11/2018	PLM Lake & Land Management	Harvesting 8/24 - 8/27	141097	\$ 2,204.88		\$ 15,602.84
10/11/2018	Progressive AE	3rd Quarter Lake Consultant	141099	\$ 1,375.00		\$ 14,227.84
2/28/2019	Progressive AE	4th Quarter Lake Consultant	144142	\$ 1,375.00		\$ 12,852.84
3/21/2019	MDEQ	2019 DEQ Permit Fee	144446	\$ 400.00		\$ 12,452.84
4/18/2019	Progressive AE	2nd Quarter Lake Consultant	145070	\$ 1,375.00		\$ 11,077.84
5/18/2019	Montcalm County Treasurer	2018 Tax Collection			\$ 14,250.00	\$ 25,327.84
6/27/2019	PLM Lake & Land Management	Weed Harvest	146750	\$ 3,664.98		\$ 21,662.86
7/11/2019	Progressive AE	3rd Quarter Lake Consultant	146843	\$ 1,375.00		\$ 20,287.86
7/25/2019	PLM Lake & Land Management	Weed Treatment	147199	\$ 4,926.60		\$ 15,361.26
7/22/2019	DAILY NEWS	Legal Publication	147225	\$ 362.50		\$ 14,998.76
8/28/2019	DAILY NEWS	Legal Publication	147940	\$ 113.40		\$ 14,885.36
8/28/2019	DAILY NEWS	Legal Publication	147940	\$ 285.60		\$ 14,599.76
10/3/2019	Montcalm County Treasurer	Invoice #294 2018 Taxes	148712	\$ 40.03		\$ 14,559.73
10/10/2019	Progressive AE	Invoice #174840	148811	\$ 3,375.00		\$ 11,184.73
12/10/2019	Clarence Strecker	Reimburse for overpayment of assessment	151171	\$ 97.46		\$ 11,087.27
1/17/2020	PLM Lake & Land Management	Permit Application Fee	151211	\$ 400.00		\$ 10,687.27
1/30/2020	Perch Lake	Interest income			\$ 36.14	\$ 10,723.41
5/21/2020	Montcalm County	2018 & 2019 Tax Billback	153192	\$ 48.73		\$ 10,674.68
5/31/2020	Montcalm County	2019 Settlement			\$ 17,250.00	\$ 27,924.68
7/2/2020	PLM Lake & Land Management	2020 Harvesting	153847	\$ 3,908.16		\$ 24,016.52
7/16/2020	Progressive AE	1st, 2nd, & 3rd Quarter Lake Consultant 2020	154062	\$ 4,312.50		\$ 19,704.02
7/22/2020	PLM Lake & Land Management	Clipper Treatment Waquathol K	154173	\$ 1,713.60		\$ 17,990.42
9/30/2020	Montcalm County	Allocation		\$ 348.36		\$ 17,642.06
10/15/2020	Progressive AE	4th Quarter Lake Consultant	155659	\$ 1,437.50		\$ 16,204.56
10/29/2020	Spicer Group	Account Support	156014	\$ 50.00		\$ 16,154.56
12/17/2020	Pam Strecker	Refund of Overpayment of SP assessment	156860	\$ 48.57		\$ 16,105.99
1/21/2021	Progressive AE	1st Quarter Lake Consultant	157254	\$ 1,437.50		\$ 14,668.49
2/4/2021	Lake Pro Inc	Reference #HP6-214F-5CTP6	157254	\$ 400.00		\$ 14,268.49
3/31/2021	Perch Lake	Interest from 6-1-20 thru 3-31-21			\$ 9.35	\$ 14,277.84
4/8/2021	Progressive AE	2nd Quarter Lake Consultant	158616	\$ 1,437.50		\$ 12,840.34
4/30/2021	Montcalm County	2020 Delinquent Settlement			\$ 2,981.23	\$ 15,821.57
5/1/2021	Montcalm County	2020 Collected Settlement			\$ 14,268.77	\$ 30,090.34
6/24/2021	PLM Lake & Land Management	Harvesting of Lake	160014	\$ 4,812.50		\$ 25,277.84
7/6/2021	Progressive AE	3rd Quarter Lake Consultant	160330	\$ 1,437.50		\$ 23,840.34
7/29/2021	Lake Pro Inc	06/22/2021 Treatment	160791	\$ 1,485.00		\$ 22,355.34
10/7/2021	Progressive AE	4th Quarter Lake Consultant	162065	\$ 1,437.50		\$ 20,917.84
12/9/2021	Strecker Clarence & Pamela K	Refund of Overpayment Winter Taxes 014-300-243-00	163204	\$ 48.72		\$ 20,869.12
12/9/2021	Strecker Clarence & Pamela K	Refund of Overpayment Winter Taxes 014-300-073-00	163203	\$ 49.01		\$ 20,820.11
1/20/2022	Progressive AE	1st Quarter Lake Consultant	163988	\$ 1,437.50		\$ 19,382.61
1/20/2022	Lake Pro Inc	2022 Permit Fee	163971	\$ 400.00		\$ 18,982.61
4/7/2022	Progressive AE	2nd Quarter Lake Consultant	165494	\$ 1,437.50		\$ 17,545.11
5/23/2022	Montcalm County	2021 Collected Settlement			\$ 14,799.68	\$ 32,344.79
5/23/2022	Montcalm County	2021 Delinquent Settlement			\$ 2,450.32	\$ 34,795.11
7/7/2022	PLM Lake & Land Management	Harvesting of Lake	167404	\$ 4,550.00		\$ 30,245.11
7/7/2022	Spicer Group	Account Support	167408	\$ 32.80		\$ 30,212.31
7/7/2022	Spicer Group	Account Support	167408	\$ 41.75		\$ 30,170.56
7/14/2022	Progressive AE	3rd Quarter Lake Consultant	167583	\$ 1,437.50		\$ 28,733.06
9/1/2022	Lake Pro Inc	06/29/2022 Weed Treatment	168485	\$ 1,485.00		\$ 27,248.06
10/20/2022	Progressive AE	4th Quarter Lake Consultant	169529	\$ 1,437.50		\$ 25,810.56
1/19/2023	Progressive AE	1st Quarter Lake Consultant	171352	\$ 1,437.50		\$ 24,373.06
1/26/2023	Lake Pro Inc	2023 EGLE Permit Fee	171547	\$ 450.00		\$ 23,923.06
1/31/2023	Huntington Bank	Interest Income			\$ 53.84	\$ 23,976.90
2/28/2023	Huntington Bank	Interest Income			\$ 90.42	\$ 24,067.32
3/31/2023	Huntington Bank	Interest Income			\$ 77.00	\$ 24,144.32
4/20/2023	Progressive AE	2nd Quarter Lake Consultant	173256	\$ 1,437.50		\$ 22,706.82
4/30/2023	Huntington Bank	Interest Income			\$ 71.56	\$ 22,778.38
5/2/2023	Montcalm County	2022 Delinquent Settlement			\$ 1,928.56	\$ 24,706.94
5/8/2023	Montcalm County	2022 Collected Settlement			\$ 9,770.61	\$ 34,477.55
5/31/2023	Huntington Bank	Interest Income			\$ 100.98	\$ 34,578.53
6/30/2023	Huntington Bank	Interest Income			\$ 111.92	\$ 34,690.45
7/13/2023	PLM Lake & Land Management	Harvesting	175092	\$ 5,862.50		\$ 28,827.95
7/20/2023	Progressive AE	3rd Quarter Lake Consultant	175147	\$ 1,437.50		\$ 27,390.45
7/31/2023	Huntington Bank	Interest Income			\$ 90.09	\$ 27,480.54
8/17/2023	Lake Pro Inc	06/21/2023 Weed Treatment	175793	\$ 1,650.00		\$ 25,830.54
8/31/2023	Huntington Bank	Interest Income			\$ 85.30	\$ 25,915.84
9/30/2023	Huntington Bank	Interest Income			\$ 80.99	\$ 25,996.83
10/19/2023	Progressive AE	4th Quarter Lake Consultant	177051	\$ 1,437.50		\$ 24,559.33
10/31/2023	Huntington Bank	Interest Income			\$ 79.30	\$ 24,638.63
11/30/2023	Huntington Bank	Interest Income			\$ 75.99	\$ 24,714.62
12/31/2023	Huntington Bank	Interest Income			\$ 78.87	\$ 24,793.49
1/18/2024	Progressive AE	1st Quarter Lake Consultant	178927	\$ 1,437.50		\$ 23,355.99
2/1/2024	Lake Pro Inc	2024 EGLE Permit Fee	179221	\$ 450.00		\$ 22,905.99
1/31/2024	Huntington Bank	Interest Income			\$ 76.15	\$ 22,982.14
2/29/2024	Huntington Bank	Interest Income			\$ 68.86	\$ 23,051.00
3/31/2024	Huntington Bank	Interest Income			\$ 78.59	\$ 23,129.59

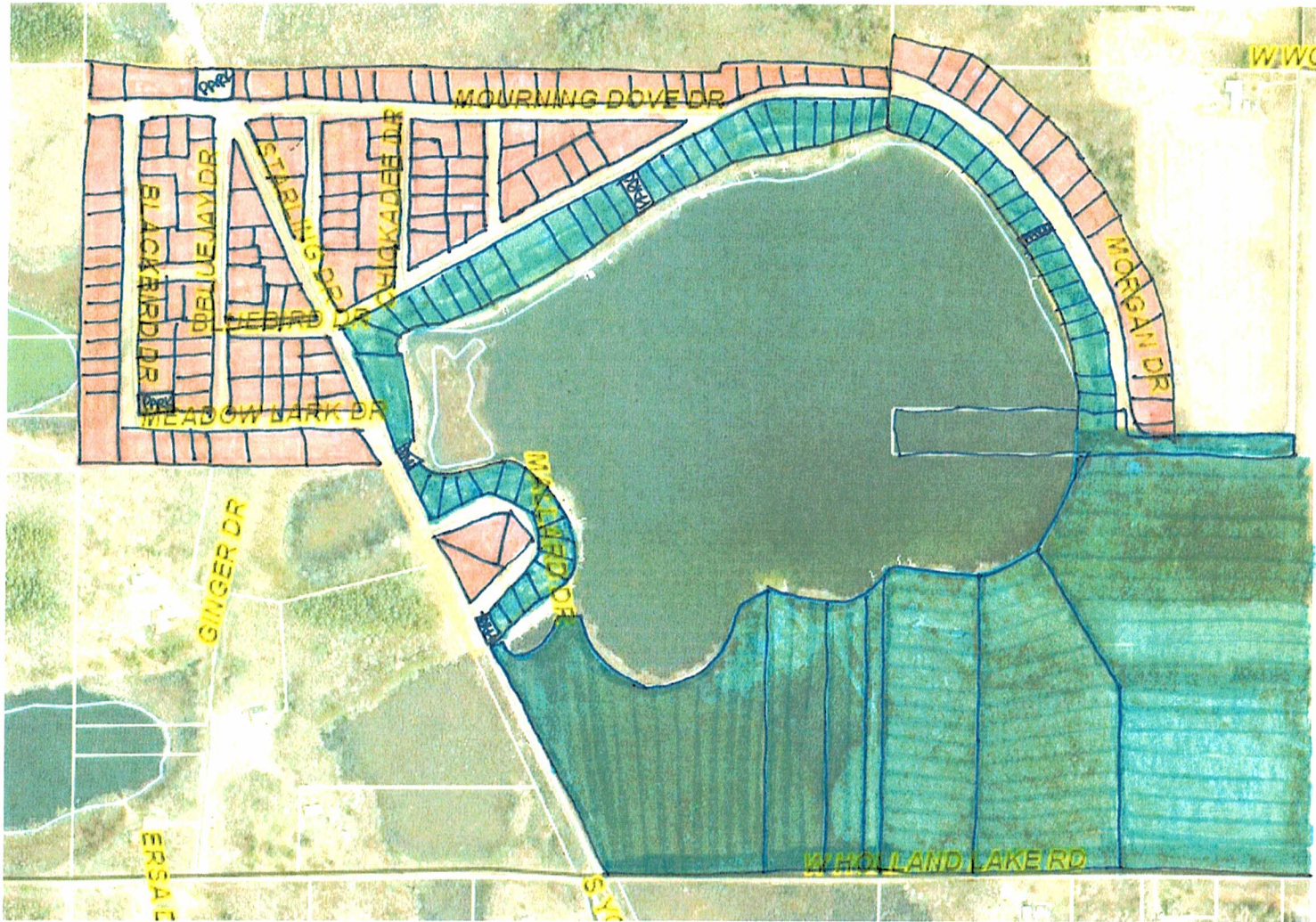








Proposed



- ☒ Direct
- ☐ Indirect

**PERCH LAKE**  
**LAKE IMPROVEMENT BOARD MEETING**

**July 8, 2024**

**4:00 P.M.**

**Drain Commissioner's Office**

**ATTENDANCE RECORD**

1. Jack Hendricks
2. STEVE NICHOLS
3. Pat Bolling
4. Anne Gaylord
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