

**BALDWIN LAKE  
LAKE IMPROVEMENT BOARD  
MEETING**

**September 18, 2023**

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A meeting of the Baldwin Lake, Lake Improvement Board was held at the Montcalm County Drain Commission, 211 W. Main Street, Stanton, Michigan on the 18<sup>th</sup> day of September 2023 at 4:00 P.M.

The meeting was called to order by Donald at 7:00 p.m.

PRESENT: Donald Gibbs – Chairperson/ City of Greenville Representative  
Todd Sattler – Treasurer/Drain Commissioner  
Linda Weger – Eureka Township Representative  
Don Burns – Abutting Property Owner’s Representative

ABSENT: Scott Painter – Board of Commissioner’s Representative

ALSO

PRESENT: Jaimee Conroy – PLM

A motion was made by Don and seconded by Todd to approve the agenda as amended. Motion carried.

A motion was made by Linda and seconded by Todd to approve the minutes from September 14, 2022, as presented. Motion carried.

Public Comment

No public comment.

Financial Update

Donald provided the Treasurer’s report to the Board. He asked Todd what Delinquent Tax Settlement was, and Todd explained that those are taxes that are still due from the property owner’s but covered by the County to make sure the Lakes are not short on revenue. Donald was very happy to note that the accounts are now earning interest. Noted expenses of 11k for the year. Current balance of \$28,748.26.

A motion was made by Linda and seconded by Don to continue to assess \$13,860.00 for the 2024 season. Motion carried.

Treatment Update

Jaimee provided a treatment update to the Board. Mild winter led to a lot of early season growth because they didn’t go fully dormant. Curly leaf pond weed was treated three times this season. Algae wasn’t any worse this year than in other years. Chara was targeted with the July treatment. Chara can be very good for the lake as long as it doesn’t take over. Starry Stonewort was located on the lake last year but has not been seen this year. 5 acres of thin leaf pond weed was treated this season on the west side of the lake.

Water quality levels are similar to last year. Jaimee provided a treatment plan for next season. She doesn't believe that Sonar will be necessary as ProCellacore is having great results. Milfoil treatments will be spread out instead of treating all 15 acres at once. Donald pointed out that they are saving money with the ProCellacore vs the sonar. She wants to keep a very close eye on Starry Stonewort. She is going to continue to target the lily pads. She is budgeting between 11k and 15k for budget for the 2024 season but believes 15 is very high unless Starry Stonewort blows up.

#### Old Business

Donald asked if they are allowed to have an additional member on the Board. Todd said that are only allowed to have 5 members on the Board. Don asked when changes can be made to the properties that are included in the assessment. Todd said they can add them in at the public hearing. Donald said they don't want to change the assessment factors. Todd said they need to consider changing them moving forward because the residents will be much happier with simpler, clear-cut factors. Donald asked if they should have the assessment roll and factors ready for next year's meeting. Todd said they will need to hold additional meetings for discussions since they only meet once a year. Linda asked how the assessments are decided. Todd noted that the methodology on the factors for this lake pre-date him. He would like to move the factors to only assess based on deeded access to the lake. Todd explained that the current issues they are having would not be issues anymore with the factors he would be proposing.

#### New Business

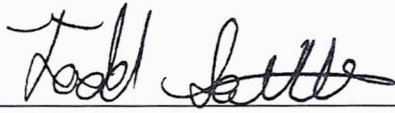
Donald asked about the possibility of a goose round up. Todd said they kind of work. Jaimee added that it works about half of the time. Todd added that it is most beneficial if they are nesting nearby. Todd added that the mild winter probably led to additional geese in the area. Linda added that the DNR had removed a couple of geese because they were injured and couldn't fly. Todd believes that most of the lakes in the area have the geese removed by residents.

Donald asked about the Manoka Lake Dam. Todd stated that he met with EGLE and is still waiting for the pre-application letter. He believes that it will be a requirement to do something at Manoka Lake, but they are still working on the details and figuring out which project needs to come first. He said they will likely need a petition to establish ownership of the property where the dam would be.

Donald brought up the drainage issue behind Meijer. He is concerned about the Greenville West Drain Project and how it will affect the lake. Todd said that is all tied in with the pre-application that deals with Manoka Lake, too. Todd noted that they are not near a final solution, but still working on designs and details. Todd stated that he doesn't believe that Baldwin Lake would receive a lot of run-off or drainage from the Greenville West Drain Project. Donald asked if the watershed area dumping into the lake could be included in the Baldwin Lake assessment. Todd said no because there is no benefit to those parcels and they could not be assessed.

The next meeting will be held on Monday, September 16, 2024 at 7:00 pm.

There being no further business to come before the Lake Board, a motion was made by Linda and seconded by Don to adjourn the meeting at 7:55 p.m. Motion carried.



Todd Sattler, Secretary  
Baldwin 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 Baldwin Lake, Lake Improvement Board, Montcalm County, Michigan held on September 18, 2023, and that said minutes are on file in the office of the Montcalm County Drain Commissioner and posted on the county website at [montcalm.org](http://montcalm.org) 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 Baldwin Lake, Lake Improvement Board.



Todd Sattler  
Montcalm County Drain Commissioner