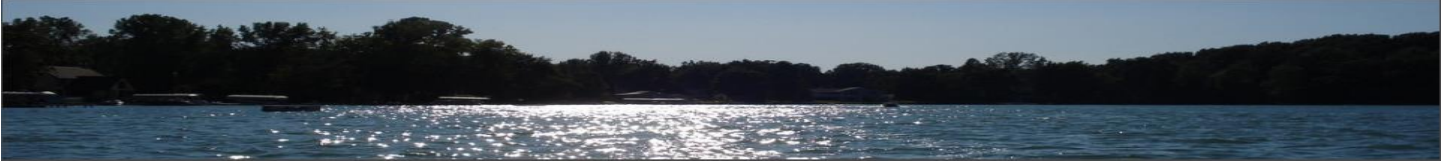


THE KLINGER LAKE ASSOCIATION



KLA Board Meeting – Monday April 11th, 2022 7:00 P.M. via Zoom & KLCC

Attended: Mike Needham, Chris Bowers, Sharon Snyder, Katie Kitchen, Andy Rieth, Barbara Pancoast, Julie Stutesman, Kirby Baker, Allison Kirsch, Debbie Doe

Absent: Edgar Reihl **Guests Present:**

Mike Needham called the meeting to order at 7:02 P.M.

Approval of March Minutes:

The minutes for the March meeting were emailed out for review and at the meeting there were no objections.

Treasurer's Report:

Kirby Baker reported that we had 7 board members pay their dues testing the new system to pay them online. A few minor problems were reported and will be fixed and tested again. Once we have success with the system it will be rolled out to the members. We had 1 history book sold and we had \$27.50 in misc. expenses paid out. Kirby asked for approval to pay Post Net \$297.26 for printing and mailing Dues letters out to people that did not submit an email address. On a good note, 272 people submitted email addresses. The Treasurer's Report was emailed out but we had no discussion on the report. **Chris Bowers moved to approve payment and Andy Rieth second the motion. With that Chris Bowers made a motion to accept the report and Sharon Snyder seconded it. The motion was carried.**

Real Estate:

Allison Kirsch reported there have not been any new listings to come on the market since the first of the year. Not to say that there aren't private sales that are happening around the lake via word of mouth or just letting friends know they may be thinking of selling their home.

Last year there were 12 homes that were truly on the waterfront that sold that have been posted on the MLS. The average price per square foot was \$320 per foot. The range with the price per square foot was 188 to 623 per square foot. The two homes that are located in the park that sold, the average price per square foot was about 429 per foot. The two condos price per square foot was about \$176. Keep in mind the price per square foot is based on the living space square footage above grade. For some of the homes this number is a bit skewed due to the home not having a second floor above grade and the additional living space is on the lower-level walkout. There were three homes off the lake that sold last year that would be considered part of the Klinger Lake community.

Housing prices for waterfront homes in the zip code of 49099 are up by about 17.2% over the last year.

Klinger Lake Foundation:

With becoming a 501C3 (non-profit organization) all payments collected for dues and fireworks will go thru the foundation.

2022 Directory:

As of this meeting 272 people have given us their e-mail address to make communications faster and easier. It will also reduce our mailing cost.

Beach Reps:

Sharon Snyder reported that she needs to get the decals printed. This year the Beach Rep picnic will return. Thanks to Chris Bowers for agreeing to host the picnic at his house on June 13th. More information will follow at the next meeting. The directory update will be sent to the publisher and the proofing approval will need to be done by May 12th so 550 copies will be ready for the Beach reps to pass out. It was decided that we had so many wonderful photos submitted last year for the cover that Kirby Baker made a motion that we pick from the ones already submitted and Allison Kirsch seconded it. Motion passed. A young lady not on the board will have the honor of choosing the winning photo this year.

Township Meeting:

Kirby Baker and Mike reported by e-mail:

The Planning Commission meeting from last week. They discussed the proposed change in zoning to allow for "storage buildings" to be built on certain residential lots without the need for living space.

Originally, they had planned to make this an option through the use of a Special User Permit. This would have created a lot of extra work for the planning committee, possibly having to meet multiple times a week instead of once a month, not to mention a hefty bill for the applicant to pay for the special use permit meeting. After a lengthy discussion with quite of a bit of input from the audience, the planning committee decided that they would change the wording of the proposal to be a "use by right" which basically means that so long as you meet all the normal zoning requirements (set-backs, etc.) that a storage building will be able to be built on certain residential lots. The caveat is that there must still be enough square footage available to construct a home on the lot.

The committee then decided not to vote on it and tabled the vote and further discussion until their July 11 meeting (7pm).

Meeting notes – April 5, 2022

Sewer system update: Work is underway on the WP Sewer system. In particular, the treatment plant on Indian Prairie Road is undergoing refurbishment while the primary lift station servicing Klinger Lake (which is located on Détente Road) is undergoing a complete replacement. This work is part of the scheduled updates/preventive work that is being funded by the recently passed bond issue.

Ambulance Committee report: Per Don Gloy – a lot a work and finally some forward progress. Summary:

- Of the 24 governmental 'entities' in St Joe County, 19 have formed 'The St Joseph County Ambulance Consortium' (notably does not include Sturgis or Three Rivers along with 3 townships; Sturgis and Three Rivers have established 'in house' ambulance service)
- The 19 entities in the 'Consortium' received proposals from LifeCare of Battle Creek (the incumbent provider) and (I believe – since I cannot locate a company in Michigan under the name quoted in the meeting) Pride Care Ambulance of Portage. After review, the committee selected LifeCare

- The 'Executive Committee' of the Consortium will meet with LifeCare on 4/14 to negotiate a contract and will present the contract to the entire Consortium on 4/28 (the current contract expires 4/30 – and the new contract runs for 36 months). LifeCare has given assurances that service will not be stopped if the new contract is not in place by the end of the month.
- Funding for the service will be provided under a new SAD (Special Assessment District) arrangement which will combine fire department services and ambulance services into a single tax bill that will be allocated to each property owner on a per parcel basis. (There was a long discussion regarding the mechanism that will be used. For some reason, the method that the township will use will show up on our bills as a millage (so it will appear to be a function of SEV) but will vary by property so every parcel pays the same amount. Also, the current .75 mills that is on our WINTER property tax bill will be eliminated (replaced by the combined fire/ambulance charge). The exact amount of the 'per parcel charge' is not determined yet pending finalization of the ambulance contract and some pending fire department funding discussions.
- There will be a Public Hearing prior to the implementation of a SAD. The Township anticipates that this would draw a large group of attendees.

Commentary based on discussions in the meeting: There are 2 important factors in provisioning ambulance services: 1) response time (how long – on average – before an ambulance responds to a call) 2) quality of care (how well trained are the personnel, how well equipped are the ambulances).

Ongoing issues/other factors that were discussed:

- By law, ambulance operators must take patients to the hospital they request. In practice, this often means transporting patients to Kalamazoo. This takes a unit 'out of service' for 2 or more hours.
- The WP Township Fire Department monitors all public safety calls and often responds much faster than the ambulance does. They are not specifically trained as EMTs, nor are their vehicles equipped with emergency response gear, but they frequently respond and provide aid as much as possible while awaiting ambulance response.
- An ongoing issue is the need for education of the community related to 'When should I call for an ambulance?' Anecdotally, there are far too many calls that result in the dispatch of an ambulance where an ambulance isn't really needed. This makes an ambulance and trained responders 'out of service' for a call where they really are needed.

What can/should the KLA do?

I believe we can assist in making the best of what has been an unfortunate situation. Based on my research, rural ambulance services have become problematic across the country. This has been exacerbated by COVID. Low wages, sub-standard working conditions and federal government pandemic relief programs have all contributed to labor shortages. Simply put, there are no easy answers. I feel we should help educate KLA members about the issues (including examples of when and when not to call for an ambulance) and point out that the fire department often responds very quickly and can provide 'first responder' care (limited though it might be).

Oakwood SAD: The Oakwood neighborhood, which consists of 66 parcels, delivered a petition for a paving project. The petition was signed by 76% of the property owners. The township board approved going forward with the project but will need an updated quotation (provided by the Oakwood Association representative Scott Kiley from the chosen contractor) before finalizing the terms of the SAD. (It is worth noting that WP Township acts simply as a financial manager in this action. Since the roads being repaved are PRIVATE, the selection the contractor, the terms of the contract, specifications, etc. are all managed by the Oakwood Association. WP Township pays the bills and then collects the money in the form of taxes to recover the funds.)

Fire Department: The fire department will be taking receipt of a new boat late this month. The boat will serve two key functions: It can be used to supplement the St Joe County rescue squad; It can provide water pumping capabilities in areas where delivering water to a fire is more effective coming directly from a lake rather than from a tanker (i.e. Hill

Street). The funding for the boat was 50% from private donations (3 Klinger Lake residents – a big THANKS to those folks!) and 50% from the township. You can see more about the boat model at <https://youtu.be/QyYILqhs4v8>

Boat Wash review:

Andy Rieth reported that the boat wash / Aquatic Blitz is scheduled for July 10th at 11:00 am to 3:00 pm. A Boater Safety Class is going to be held on June 18th with a time and place to be announced. Stay tuned to the Sturgis Journal, the local radio and our face book page for more information when all the plans are finalized.

Weed Treatment

No update at this time.

History:

Katie reported we sold 1 book. She still has more Klinger Lake Map at \$15 and books at \$30 which can be ordered on the Klinger Lake website and paid for on Pay Pal.

Fireworks:

We need to start looking to get people to help make this event go smooth. We know that the cost is going to go up as everything else has gone up. We need to encourage people to donate so that we can have a show as wonderful as last year. The county has committed to 2 marine patrol for that evening.

New Business:

The nominating committee will be chaired by Chris Bowers.

The following are members of the committee:

Sharon Snyder, Katie Kitchen, Julie Stutesman, Debbie Doe.

They will possibly need to fill 3 positions on the board.

Andy Rieth moved we adjourn, Julie Stutesman seconded the motion, all members approved and the meeting was adjourned at 8:14.

Respectfully submitted,

Barbara Pancoast, Secretary KLA