Lyon Lake Improvement Board Meeting Minutes

Date: Wednesday, August 28, 2025
Time: 5:00 PM
Location: Fredonia Township Hall

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1. Call to Order and Pledge of Allegiance

The meeting was called to order at 5:00 PM. Present were Martin LaFayette, Josey Curcio, Tommy Miller, Mike Darling, Matt Saxton, Connie Petch and Cynthia Newsome. A quorum was confirmed.

The Board and attendees recited the Pledge of Allegiance.

2. Approval of Agenda

The agenda was reviewed and approved as presented.

3. Approval of Minutes

Review and approve minutes from the previous meeting held 8.24.25. The minutes were approved with edits including specific parties making and seconding motions made during the meeting. Minutes will be amended and recirculated for final approval.

4. Old Business

Legal Counsel:

The Board held a discussion about information provided by Fahey Schultz Burzych Rhodes including a review of costs and scope of services. A Motion to approve Fahey Schultz Burzych Rhodes proposal was made my Mike, seconded by Tommy.

Further discussion occurred regarding the fee estimates, which currently do not account for administrative expenses such as publication and mailing. There is a possibility that these costs could be covered with assistance from Calhoun County. Additionally, we may ask the firm to defer payment until assessments are collected in February. The estimated total is approximately $60 per property owner. The Board requests that the firm attend the next two meetings.

The motion was approved, with affirmative votes from Tommy, Matt, Mike, Josey, and Marty.

5. New Business

Project Scoping:

Marty reviewed the discussion with PLM Lake & Land Management Corporation. The project's scope and fees match what was previously presented to Lyon Lake Association. A five-year contract helps with locking fees for the first two years and limiting increases to 3% annually for the remaining three years. This will allow us to level out the costs for property owners. PLM agreed to attend the September 2 meeting. They will also be conducting the survey next week.

The Board discussed entertaining other options to consider for lake treatment. Marty made a motion to contact the other three firms to determine if they are interested and available to provide a quote. Mike seconded the motion.

The motion was approved, with affirmative votes from Tommy, Matt, Mike, Josey, and Marty.

Project Timeline:

Marty reviewed the revised timeline from the initial June Lyon Lake Association meeting. Key steps are finished, and the next is to hold a public hearing by 9/25 to enable a November 1st tax assessment for winter billing. It was agreed to solicit input from legal counsel to ensure all appropriate steps are taken.

Financial Report:

To establish a bank account for the purpose of receiving the funds from Fredonia Township, we will need to have a legal address connected to the Lake Board. Tommy made a motion to request Fredonia Township Hall as the mailing address, which is 8803 17 Mile Road, Marshall, Michigan, seconded by Matt.

The motion was approved, with affirmative votes from Tommy, Matt, Mike, Josey, and Marty.

Motion to open a bank account with Southern Michigan Bank and Trust with Chair, Marty Lafayette, Secretary, Connie Petch, Treasurer, Cynthia Newsome, Board members, Mike Darling and Josey Cursio as signers and that each check require two signatures. Tommy seconded the motion.

The motion was approved, with affirmative votes from Tommy, Matt, Mike, Josey, and Marty.

8. Public Comment / Forum

Open floor for community input and questions for topics on the agenda.

One person requested the Board solicit input from the attorney to perform investigation into deeds and deeded access for properties that may be in question. She also requested the weed contract be negotiated for the best service for the costs.

Minutes will be posted on the Fredonia Township. One question about whether the Lyon Lake Improvement Board can be dissolved, like the way Fredonia Township dissolved the former entity that handled weed control.

9. Board Member Comment

Cynthia is glad to get moving on setting up the bank account set up. The Board is committed to transparency and good communication. Matt announced he will not be in attendance next week. Connie will publish revised minutes once complete. Agendas, minutes and public notices should also be available on the Fredonia Township website.

10.Adjournment

A motion to adjourn was unanimously approved.