Lyon Lake Improvement Board Meeting Minutes

Date: Tuesday, September 2, 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, Connie Petch and Cynthia Newsome. Mike Darling joined the meeting just after 5:00 PM. Matt Saxton was not present. A quorum was confirmed.

The Board and attendees recited the Pledge of Allegiance.

2. Approval of Agenda

The agenda was reviewed and amended to include at item related to Getting a P.O. Box for the Board under New Business. The agenda was approved unanimously with that amendment.

3. Approval of Minutes

Review and approve minutes from the previous meeting held 9.2.25. The minutes were edited correcting the number of lake management firms from four to three and correcting the spelling of Cynthia's last name. With those edits, the minutes were approved as amended unanimously.

4. Old Business

Project Timeline:

Legal counsel Kyle O'Meara (Fahey Schultz) joined via phone to discuss the assessment roll process, public hearing scheduling, and legal requirements. Discussion on using the lake level district as a basis for the assessment roll, with attention to differences from previous special assessment districts. Legal counsel advised on deeded access issues and recommended using historical precedent or plat records for ambiguous cases. Discussion on scheduling public hearings: consensus to hold a single meeting with two hearings on October 13, 2025, at 5:00 PM.

Marty made a motion to set the public hearing for October 13, 2025, at 5:00 PM passed. Tommy seconded. The motion passed unanimously.

Sourcing Lake Management Companies:

Updates provided on outreach to four companies: PLM, Aquatic Doctors, Aquatic Enhancement & Survey, and Aquatic Weed Control. Awaiting quotes and clarification from companies; PLM to provide an updated quote by September 11. Discussion on treatment methods (liquid vs. pellet), cost structures, and the need for detailed quotes.

Financial Report and Bank Account:

Cynthia to set up a bank account once the PO box is opened. Discussion on the need for an EIN for the bank account; legal counsel to follow up with the bank if needed. Plan to transfer available funds once the account is set up.

5. New Business

Bylaws:

Cindy Thomas is assisting in the preparation of the draft bylaws. Board agreed that bylaws are not immediately necessary for holding a public hearing and will revisit as needed.

Post Office Box:

Motion was made by Marty and seconded by Tommy to open a PO box for the board with three keys.

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

6. Public Comment / Forum

Public input on budgeting for weed treatment and the importance of basing assessments on actual project costs rather than a fixed budget. Discussion on the history and experience of PLM and the need for due diligence in selecting a provider.

7. Board Member Comment

Discussion on contingency budgeting for assessments and the process for increasing assessments if needed.

Clarification on the legal status of Lyon Lake (public vs. private) and the need for a formal determination in the future.

Recognition of the new website and thanks to contributors.

Marty reminded board members about an available webinar on grant applications for watershed projects.

8.Adjournment

A motion to adjourn was unanimously approved.