

Lyon Lake Improvement Board Meeting Minutes

Date Tuesday: September 11, 2025

Location: Fredonia Township Hall

Call to Order: the meeting was called to order at 5:05

Members Present: Matt Saxton, Marty LaFayette, Michael Darling, Josey Curcio, Tommy Miller, Cynthia Newsome also present by phone Cindy Thomas

Members Absent: Connie Petch

Approval of Agenda: Marty added By-law discussion, Future Meeting Schedule and 501(3)c discussion to the agenda under New Business.

Approval of the amended agenda was motioned by Mike and supported by Tommy, there was no discussion and the motion passed unanimously.

Approval of the minutes:

Approval of the minutes as presented from 9/2/2025 meeting was motioned by Tommy and supported by Josey and passed unanimously.

Financial Report: Cynthia opened and paid for a P.O. Box and distributed keys to Josey Marty and held one for herself. She will need to be reimbursed for her expenses of \$102 for the P.O. Box and \$18.50 for the additional key. She needs an EIN number to proceed with the establishment of a bank account

Old business:

1. Andy from PLM spoke to the long history of his companies work at Lyon Lake and explained how weed control is very dependent on weather conditions and how his company will be able to react and treat the lake based on changing circumstances.

There was a motion on the floor to approve the five-year contract with PLM.

Discussion was opened and the other quotes were taken into account. In the end there was only one other quote that was close in pricing but it seemed important to stay with PLM based on our long and successful relationship. After a roll call vote it was approved unanimously.

Marty will serve as the point person from the Lyon Lake Improvement Board to PLM

New Business:

1. Motion by Matt and supported by Mike to approve the proposed assessment role, after brief discussion it was approved unanimously with Marty to forward the plan to the Township Assessor.
2. By-Law discussion: It was motioned Matt and seconded by Mike to approve the By-Laws as presented, there was extended discussion and explanation by Cindy Thomas, it was agreed that if there are additional concerns corrections or additions that they will be emailed to Cindy for the board to review at next meeting. The motion was tabled by a motion from Mike and seconded by Tommy and approved unanimously. Cindy's email is Lyonlake@cindylthomas.com.

During the by-law discussion, Cindy pointed out that the statute requires that the Secretary and Treasurer be elected from among the board members. She recommended that the current secretary be named 'recording secretary' and the current treasure be name 'financial officer'.

She also recommended that the board members should not use their personal emails for Lake Board correspondence since it is subject to FOIA requests. She has set up Lyon Lake Improvement Board emails for all board members.

3. Meeting Schedule: The following dates have been set for additional meetings

September 24th at 5p.m.

October 1st at 5p.m.

October, 9th at 5p.m.

October, 13th at 5p.m. Public Hearing

October 22nd at 5p.m

October, 30th at 5p.m.

Public comment:

None:

Board Member Comments:

It was reminded that notice for the public hearing should be posted by Monday September 15th. Marty will contact the Fahey Schultz to confirm that they will be doing that posting.

The by-laws as presented will require the board to put into position a treasurer and a secretary from among its members; that will need to be addressed at our next meeting.

There is potential for the county to front money for the expenses accrued before March. We can investigate that further as we proceed.

Adjournment:

A motion to adjourn was passed unanimously.

<u>Parcel Number</u>	<u>Lake Address</u>	<u>Owner Name</u>	<u>Lake Level Assessment</u>	<u>PA 188 SAD</u>	<u>LLIB Assessment</u>	<u>Comments</u>
none	none	Drain	no	no		
11-126-003-00	102 LYON LAKE RD	HOPKINS MERLE W	full	full	full	
11-126-006-00	106 LYON LAKE RD	NELSON RODNEY O & LINDA G	full	full	full	
11-126-009-00	108 LYON LAKE RD	THOMPSON JO ANN	full	full	full	
11-126-012-00	110 LYON LAKE RD	NEWSOME CYNTHIA ANN	full	full	full	
11-126-015-00	114 LYON LAKE RD	NEWSOME CYNTHIA A	full	full	full	
11-126-018-00	118 LYON LAKE RD	RANDALL CORI-ANNE	full	full	full	
11-126-021-00	122 LYON LAKE RD	CHILCOTE TERRY	full	full	full	
11-126-024-00	130 LYON LAKE RD	RUBLE PAMELA A	full	full	full	
11-126-027-00	134 LYON LAKE RD	CURCIO AMY & JOSEY	full	full	full	
11-126-219-00	151 LYON LAKE RD	MARSHALL COUNTRY CLUB	full	no	full	on the lake, and they are included in lake level assessment
11-126-219-10	LYON LAKE RD	FAZEKAS FAMILY LIVING TRUST	full	full	full	
11-126-036-00	162 LYON LAKE RD	FAZEKAS BRIAN M & HEATHER R	full	full	full	
11-126-039-00	166 LYON LAKE RD	GURGOL LIVING TRUST	full	full	full	
11-126-042-00	170 LYON LAKE RD	GURGOL LIVING TRUST	full	full	full	
11-126-063-00	181 Lyon Lake Rd	DRIVER RICHARD M & PATRICA	no	half	half	historical precedent
11-126-057-00	189 Lyon Lake Rd	KUJAWA DONALD LAWRENCE & LAURA ANN	no	half	half	historical precedent
11-126-054-00	193 Lyon Lake Rd	BURGHODRF TYLER L & MARISSA	no	half	half	deeded access to the lake
11-126-051-00	197 Lyon Lake Rd	DOBBERTIEN ERIC L & CHERI J TRUST	no	half	half	deeded access to the lake
11-126-045-00	201 Lyon Lake Rd	BURGHODRF TYLER L & MARISSA	no	half	half	historical precedent
11-126-207-01	205 LYON LAKE RD	MEAD DOUGLAS C TRUSTEE LIVING TRUST	full	half	full	on the lake, should have been paying full for weeds
11-126-207-00	15430 H Drive S	SEBRING ROBERT L & HELEN F	full	no	full	on the lake, should have been paying full for weeds
11-126-144-00	220 LYON LAKE RD	TARKIEWICZ KRISTOPHER A & JOANNA L	full	full	full	
11-126-141-00	224 LYON LAKE RD	DOWDING MATTHEW LEE & ANDREE L	full	full	full	
11-126-138-00	228 LYON LAKE RD	ROCHO DOUGLAS J LIVING TRUST	full	full	full	
11-126-135-00	232 LYON LAKE RD	HAZEN DIANE J	full	full	full	
11-126-132-00	236 LYON LAKE RD	LUCKETT ERIC	full	full	full	
11-126-129-00	240 LYON LAKE RD	SMITH JASON & ANDREA P TRUST	full	full	full	
11-126-126-00	244 LYON LAKE RD	DUFRESNE JAMES & KELLY	full	full	full	
11-126-117-00	252 LYON LAKE RD	AMBLER ROBERT & LORI	full	full	full	
11-126-120-00	LYON LAKE RD	HERRERA STANLEY	full	full	full	
11-126-114-00	256 LYON LAKE RD	SIMS NANCY R	full	full	full	
11-126-111-00	260 LYON LAKE RD	SHERMAN STEVE & BABBY TRUST	full	full	full	
11-126-108-00	264 LYON LAKE RD	WHEELER PROPERTIES LLC	full	full	full	
11-126-105-00	268 LYON LAKE RD	LUCIANI FAMILY TRUST	full	full	full	
11-126-102-00	272 LYON LAKE RD	DANNENBERG MARK R & TERESA L	full	full	full	
11-126-099-00	276 LYON LAKE RD	DANNENBERG MARK R & TERESA	full	full	full	
11-126-096-00	284 LYON LAKE RD	MUNN JACQUELYN TRUST	full	full	full	
11-126-093-00	288 LYON LAKE RD	KENYON LYNDA	full	full	full	
11-126-090-00	292 LYON LAKE RD	JAKE HALL & ASHLEY GILVYDIS	full	full	full	
11-126-087-00	296 LYON LAKE RD	DAVIS LEIGH & MATTHEW	full	full	full	
11-126-081-00	304 LYON LAKE RD	STOUT JEANETTA E	full	full	full	
11-126-078-00	308 LYON LAKE RD	LARSON JON P & TAMARA K	full	full	full	
11-126-075-00	312 LYON LAKE RD	MUNSON BARBARA	full	full	full	
11-126-072-00	316 LYON LAKE RD	SIMS JOHN M	full	full	full	
11-126-069-00	320 LYON LAKE RD	LAMBERT TERRY A & MARSHA	full	full	full	
11-123-057-00	324 LYON LAKE RD	BERNIER MELISSA	full	full	full	
11-123-054-00	328 LYON LAKE RD	SCHWARTZ PAMELA J & JAMES M	full	full	full	
11-123-063-00	332 LYON LAKE RD	DUFF JANIS	full	full	full	
11-123-066-00	336 LYON LAKE RD	SMITH DOUGLAS L & JUDITH K	full	full	full	
11-123-069-00	344 LYON LAKE RD	LIGHT GERARD & ANA	full	full	full	
11-123-072-00	348 LYON LAKE RD	ADAMS DAVID S & DENISE G	full	full	full	
11-123-075-00	352 LYON LAKE RD	GORE TODD E & TAMMY J	full	full	full	

<u>Parcel Number</u>	<u>Lake Address</u>	<u>Owner Name</u>	<u>Lake Level Assessment</u>	<u>PA 188 SAD</u>	<u>LLIB Assessment</u>	<u>Comments</u>
11-123-078-00	356 LYON LAKE RD	GRIMES GREGORY A & CHERYL L	full	full	full	
11-123-081-00	360 LYON LAKE RD	HERMAN CHARLES J	full	full	full	
11-123-084-00	364 LYON LAKE RD	BRANNON KAREN SUE	full	full	full	
11-123-087-00	370 LYON LAKE RD	KIMBALL JOSEPH W & CAROL A TRUST	full	full	full	
11-123-096-00	380 LYON LAKE RD	BRUGGEMAN JOHN W	full	full	full	
11-123-099-00	384 LYON LAKE RD	BRUGGEMAN JOHN W	full	full	full	
11-123-102-00	388 LYON LAKE RD	SHIVLEY MICHAEL J & LORI KAY MUMA	full	full	full	
11-123-105-00	392 LYON LAKE RD	DIVER GERALD THOMAS & KAREN LOU	full	full	full	
11-123-108-00	392 LYON LAKE RD	DIVER GERALD THOMAS & KAREN LOU	full	full	full	
11-123-111-00	400 LYON LAKE RD	CHRISTNER CHARLES & JANET	full	full	full	
11-123-114-00	404 LYON LAKE RD	BORDERS DALE & JANET S	full	full	full	
11-123-117-00	408 LYON LAKE RD	PETCH CONNIE	full	full	full	
11-123-120-00	412 LYON LAKE RD	KNOERR CHRISTIAN & EMILY	full	full	full	
11-123-123-00	416 LYON LAKE RD	DAKIN DARCI	full	full	full	
11-123-126-00	420 LYON LAKE RD	WORDEN PATRICIA	full	full	full	
11-123-129-00	424 LYON LAKE RD	DARLING MICHAEL E & LYNN L	full	full	full	
11-123-132-00	428 LYON LAKE RD	SOUTH ROGER & LISA L	full	full	full	
11-123-135-00	432 LYON LAKE RD	LOOMIS SARAH J LIFETIME TRUST	full	full	full	
11-123-141-00	440 LYON LAKE RD	GWINN DONALD G ET AL	full	full	full	
11-123-144-00	444 LYON LAKE RD	RISER RANDALL E & CHERIE E	full	full	full	
11-123-147-00	448 LYON LAKE RD	GRAVES RANDAL J & LYNDIA	full	full	full	
11-123-150-00	452 LYON LAKE RD	GRAVES RANDAL JAMES TRUST	full	full	full	
11-123-153-00	456 LYON LAKE RD	METZGER THOMAS & JANE	full	full	full	
11-123-156-00	460 LYON LAKE RD	HICKOK DUANE L LIVING TRUST	full	full	full	
11-123-159-00	464 LYON LAKE RD	STEPP GERALD F	full	full	full	
11-123-162-00	472 LYON LAKE RD	WHEELER WILLIAM & MIA	full	full	full	
11-123-165-00	476 LYON LAKE RD	METZGER MICHAEL A & ELAINE M TRUST	full	full	full	
11-123-168-00	480 LYON LAKE RD	CLARK DONNA J	full	full	full	
11-123-171-00	484 LYON LAKE RD	CURTIS R CLIFF & CAROLYN	full	full	full	
11-123-174-00	488 LYON LAKE RD	VOIGT ROBERT K & JULIE A	full	full	full	
11-123-174-02	492 LYON LAKE RD	DOBBERTIEN GARY	full	full	full	
11-123-174-01	496 LYON LAKE RD	DOMINIQUE JAMES A & LAURA A	full	full	full	
11-123-177-00	504 LYON LAKE RD	BAIRD CHARLES R & EVAUN M	full	full	full	
11-123-180-01	508 ORCHARD RD	STULBERG DANIEL J & NANCY A	full	full	full	
11-123-180-00	512 ORCHARD RD	MORRIS JOHN F & PAMELA J TRUSTEES	full	full	full	
11-123-183-00	516 ORCHARD RD	LARSON BJORN & MELISSA	full	full	full	
11-123-186-00	520 ORCHARD RD	WARNER RONALD & SUEANNE	full	full	full	
11-123-189-00	524 ORCHARD RD	HEDGES HARRY C & WENDY K	full	full	full	
11-123-192-00	528 ORCHARD RD	MORSE LIVING TRUST	full	full	full	
11-123-195-00	532 ORCHARD RD	GROESBECK CHERYL TRUST	full	full	full	
11-123-198-00	536 ORCHARD RD	MARTIN STEPHEN G	full	full	full	
11-123-201-00	540 ORCHARD RD	MORGAN HANS J & SHELLEY N	full	full	full	
11-123-204-00	544 ORCHARD RD	TOOZE MICHAEL D & JOHANNA C TRUST	full	full	full	
11-123-207-00	548 ORCHARD RD	WHEELER TIMOTHY R & TINA J TRUSTEES	full	full	full	
11-123-210-00	552 ORCHARD RD	RINGENBERG JOE	full	full	full	
11-123-213-00	556 ORCHARD RD	HEATH KARL D & CINDY SUE	full	full	full	
11-123-216-00	560 ORCHARD RD	ROGSTAD EUGENIE	full	full	full	
11-123-219-00	564 ORCHARD RD	ROBINSON DUANE L & DEBRA L	full	full	full	
11-123-222-00	568 ORCHARD RD	MOORE, MATT & KATHERINE	full	full	full	
11-123-225-00	572 ORCHARD RD	MILLER SUSAN & TROY	full	full	full	
11-123-228-00	576 ORCHARD RD	DAVIS RANDALL K & PAMELA A	full	full	full	
11-123-231-00	580 LYON LAKE RD	MAURER KYLE L & LAURI A	full	full	full	
11-123-234-00	584 ORCHARD RD	BRYANT JOE E & PATRICIA J	full	full	full	

<u>Parcel Number</u>	<u>Lake Address</u>	<u>Owner Name</u>	<u>Lake Level Assessment</u>	<u>PA 188 SAD</u>	<u>LLIB Assessment</u>	<u>Comments</u>
11-123-237-00	588 LYON LAKE RD	WELSH HUGH K LIVING TRUST	full	full	full	
11-123-240-00	592 LYON LAKE RD	MESTEMAKER DUANE & KAREN	full	full	full	
11-123-243-00	596 LYON LAKE RD	DOBBERTIEN WILLIAM H JR	full	full	full	
11-123-246-00	600 LYON LAKE RD	FOX CHERYL J & HERBERT L	full	full	full	
11-123-249-00	604 LYON LAKE RD	GARY BRIAN, BARBARA	full	full	full	
11-125-021-00	608 LYON LAKE RD	WEBSTER CARL	full	full	full	
11-125-033-00	612 LYON LAKE RD	WEBSTER CARL	full	full	full	
11-125-036-00	616 LYON LAKE RD	STREETER SCOT M & TMMIE K TRUST	full	full	full	
11-125-042-00	624 LYON LAKE RD	GREER DALE	full	full	full	
11-125-045-00	628 LYON LAKE RD	MORSE ELIZABETH L	full	full	full	
11-125-048-00	632 LYON LAKE RD	LAFAYETTE MARTIN & CONNIE	full	full	full	
11-125-054-00	634 LYON LAKE RD	THOMAS CINDY L	full	full	full	
11-125-057-00	636 LYON LAKE RD	WINTERSTEEN TODD A	full	full	full	
11-125-051-00	644 LYON LAKE RD	DEAN MICHAEL R & SHARON L	full	full	full	

112 full
5 half
114.5 total



Lyon Lake Improvement Board

Proposed Assessment Roll

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200m
600ft



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