

MEADOW LAKE - LAKE BOARD

P.O. Box 250103
Franklin, Michigan 48025-0103

PROPOSED BUDGET FOR 2020

Expenses

**Biological & Weed Control Treatments	\$8,000.00*
*Lake Water Studies, Permits & Measurements (Weed mapping)	4,000.00**
Aeration Pumps, Maintenance & Repairs (3 aerators)	2,000.00
Seasonal Maintenance (\$600/month 5 months)	3,000.00
Mailing	100.00
Legal	300.00
Bioswale Maintenance and Cleanup Twice Annually	1,000.00
Beach Sanding/Raking	3,000.00
***Security Gate for Island/Beach area (Awaiting estimate)	
Total Expenses (Estimated)	\$21,400.00

Variables & Wish List Budget Low Estimate /High

Dock Maintenance & Repair	\$ 500.00
****Dam Maintenance & Repair	\$ 300.00
Bridge Maintenance & Repair	\$ 5,000.00
Beach Sand Underlayment & Repair	\$2,000.00
Mandatory dam inspection	\$3,000.00 - 6,000.00
Performed in 2017, every 5 years, next due 2022	

Additional Surface Aerators for Beach (Each) \$2,000.00- \$4,000.00

Replace or Refurbish Compressor (Including Timer) \$2,000.00-
\$12,000.00

Clean Flo original compressors from 1998

Fish Population Survey \$2,000.00 -
6,000.00

NOTES:

Bridge inspection performed by HRC (Attached) Awaiting estimates for recommended actions and further required assessments prior to determination of actual \$ expense. The detailed report from engineers provided.

*Completed initial weed mapping with Lake Pro to establish a baseline and determine effectiveness of weed treatments. Additional water analysis including heavy metal sediment analysis and possibly fish population study when services are available. No estimates available at this time.

**We added biological augmentation treatments this season in an attempt to reduce nutrients and improve water quality and reduce our reliance on herbicides and algicides. Will continue to monitor their effectiveness. As noted, weed control estimates increased from previous budgets due to expanded vegetation problems in lake and use of new product that has increased cost, however, more effective and longer lasting. The goal is to optimize weed control by use of Lake Pro monitoring in conjunction with vegetation treatments to ensure optimal timing and efficacy (i.e. we may be able to reduce the frequency of weed control treatments by monitoring the actual effectiveness and timing of each treatment to assess if specific products are actually working)

The mapping can also provide precise information as to the individual weed population of each sector. Identifying the weeds and targeting with the appropriate product can eliminate duplicate or ineffective treatments, i.e. treating the whole lake with one product that does not address weeds in a certain area. Some areas are algae that do not respond to weed treatments.

***Continue to pursue estimates for security gate for island/ beach area for compliance with insurance requirements and to minimize trespassing and vandalism on island/beach. THIS HAS BECOME A MAJOR ONGOING COSTLY AND DISRUPTIVE ISSUE. We experienced unprecedented trespassing and vandalism on the island and beach in recent years. We replaced locks on the gate over 100 times. There have been numerous resident complaints about unauthorized use of island at night, noise and disruption including “partying” by non- residents. Trespassers have put their own locks on the island that had to be professionally removed. Resident boats are used without permission. Per Jan Rocelli's suggestion, an officer from the police department visited the island and provided security recommendations. We installed security cameras, which demonstrated a more accurate estimate of intrusions and vandalism estimates but did not reduce incidents.

We are awaiting estimates for an adequate security gate and have contacted a security company used by our property management for a proposal.

