HILAND LAKE IMPROVEMENT BOARD
MARCH 16, 2021
MEETING MINUTES

CALL TO ORDER

The meeting was called to order by chairperson Dennis Brennan at 3:00 PM. The meeting was held electronically subject to the requirements of the Open Meetings Act, as amended by 2020 PA 228, and was noticed in accordance with the Open Meetings Act (P.A. 1976. No. 267).

ROLL CALL

MEMBERS PRESENT: Dennis Brennan, Charlie Gabbard, Doug Helzerman, Brian Jonckheere, Valerie Niemiec
MEMBERS ABSENT: None
ALSO PRESENT: Mitch Dempsey

APPROVAL OF THE AGENDA

A motion was made by Niemiec and supported by Brennan to approve the agenda as amended. Roll Call Vote: Yeas: Gabbard, Brennan, Jonckheere, Niemiec, Helzerman. Nays: None. MOTION CARRIED.

NEW BUSINESS

1. Approval of allocation factors based on parcel type. Brennan presented a benefit factor allocation model that defines and describes three property classifications as shown on the attached HiLand Lake Parcels document. **A motion was made by Brennan and supported by Helzerman to assign a benefit factor allocation of 1 for buildable lakefront parcels, .75 for non-buildable "lake access" parcels, and .33 for backlots. Roll Call Vote: Yeas: Gabbard, Brennan, Jonckheere, Niemiec, Helzerman. Nays: None. MOTION CARRIED.**
2. Discussion was held regarding how to organize the information and publish it for property owners on the livgov.com Hiland Lake page. The draft assessment roll must include a column showing 5-year cost total, and is eligible for early payoff by contacting Livingston County for the payoff figure. Niemiec, Brennan and Gabbard will continue to contact all owners of multiple parcels to explain options for parcel combinations and consequences of doing so, with communications to be documented in follow-up email to the owners.

CALL TO PUBLIC

Opened at 4:07 PM
Closed at 4:07 PM

ADJOURNMENT

Motion was made by Helzerman and supported by Jonckheere. MOTION CARRIED.

Submitted by: Valerie Niemiec, Secretary

HiLand Lake Parcels

Parcel Type	Description	Annual Allocation
Lakefront	Lakefront parcel with a home, cottage or business or Privately-owned, vacant, lakefront parcel May be used for access to lake by backlot owner. Considered buildable in accordance with Township ordinances. i.e., platted lot large enough to build a home. Contiguous parcels should be combined unless there is an intent to sell an unimproved contiguous parcel in the future.	100% $312*
Lake Access	Privately-owned, vacant, lakefront parcel Usually used for access to lake by backlot owner Too small or otherwise rendered unbuildable in accordance with Township ordinances. Contiguous parcels (Including those across the road) should be combined unless there is an intent to sell an unimproved contiguous parcel in the future.	75% $234*
Backlot Parcel	Off-lake parcel with or without a home or cottage. Contiguous parcels should be combined unless there is an intent to sell an unimproved contiguous parcel in the future.	33.33% $104*

*Estimated annual assessment as of 3/16/2021