

# AGENDA

## WALLED LAKE LAKE IMPROVEMENT BOARD MEETING

September 28, 2011  
7:00 PM

Novi Police Training Center  
45125 W. Ten Mile Road

- I. Call Meeting to Order
- II. Roll Call
- III. Public Comment
- IV. Approval of Minutes of November 18, 2010 meeting
- V. Presentation of Meeting Notice as posted
- VI. Treasurer's Report
  - A. Certification of Delinquent Assessment Reports from Walled Lake and Novi
  - B. Novi Assessor letter regarding parcel 50-22-03-326-003
- VII. Review of 2011 Treatments
- VIII. Preliminary Discussion of Lake Board 2012 Budget
  - A. Discussion of 2012 Treatments
  - B. Lake Management Consultant
  - C. Next Steps
- IX. Public Comment
- X. Other Business
- XI. Adjournment

Please visit [www.cityofnovi.org/lakeboard](http://www.cityofnovi.org/lakeboard) for additional information

WALLED LAKE  
LAKE IMPROVEMENT BOARD MEETING *DRAFT* MINUTES  
November 18, 2010

The meeting of the Lake Improvement Board for Walled Lake was held at the Novi Police Training Center at 45125 W. 10 Mile Road on November 18, 2010. The meeting was called to order by Dave Galloway, Chairman, at 7:02 p.m.

Present: William Burke, City of Walled Lake  
Brian Coburn, Secretary-Treasurer, City of Novi  
Dave Galloway, Chairman and Riparian Representative  
Karen Warren, Oakland County Water Resource Commissioner's Office

Also Present: Kristin Kolb, Attorney, Secrest Wardle  
Guy Savin, President - Savin Lake Services, Inc.  
Eric Gleisner, President - Inland Lake Weed Harvesting Co.

Chairman Galloway stated that there were two bidders present at the meeting and each would be allowed to speak briefly; one from Savin Lake Services and one from Inland Lake Weed Harvesting.

At Public Comment, Sandra Carolan and Pete Carolan reiterated their opposition to the Lake Board.

Both Guy Savin of Savin Lake Services and Eric Gleisner of Inland Lake Weed Harvesting briefly explained their bids for the mechanical weed harvesting portion of the bids.

**Moved by Coburn, Supported by Burke; CARRIED UNANIMOUSLY: To approve the Minutes of September 30, 2010.**

Secretary-Treasurer Coburn presented one bill for payment: Secrest Wardle (Invoice No. 1205059) in the amount of \$467.50.

**Moved by Coburn, Supported by Burke; CARRIED UNANIMOUSLY: To approve payment of the Bill.**

The Board received two bids for mechanical harvesting for 120 acres of the lake: one from Savin Lake Services, Inc. in the amount of \$68,400 and one from Inland Lake Weed Harvesting Co. in the amount of \$156,000.

**Moved by Coburn; supported by Warren; CARRIED UNANIMOUSLY: To authorize Coburn and Galloway to execute for the Lake Board, the contract for mechanical harvesting with Savin Lake Services in the amount of \$68,400, at the unit prices contained in the bid.**

The Board received seven bids for herbicide treatment. The as-read low bidder did not submit references or applicator license numbers as required by the bid documents.

**Moved by Warren; supported by Coburn; CARRIED UNANIMOUSLY: To deem the as-read low bidder, Aquatic Management Services, Inc., as not responsible and not responsive for the aquatic herbicide treatment bid.**

The Board determined that Lake Pro, Inc. was the lowest responsible and responsive bidder for herbicide treatments of 30 acres of the lake in the amount of \$13,515.

**Moved by Coburn; supported by Warren; CARRIED UNANIMOUSLY: To authorize Coburn and Galloway to execute for the Lake Board, the contract for aquatic herbicide application with Lake Pro, Inc. in the amount of \$13,515, at the unit prices contained in the bid.**

It was noted that both awarded bids were below the engineer's estimate.

A discussion of the budget for the year 2011 was discussed. Even though the process began in 2009, 2011 is considered to be the first year of the special assessment since the first assessment will appear on the 2010-11 winter tax bills and the first treatment would begin in 2011. As such, the first budget year will actually contain two years (2010 and 2011) of expenses.

**Moved by Warren; supported by Coburn; CARRIED UNANIMOUSLY: To adopt a balanced budget for the year 2011, which includes \$41,929.34 in expenses incurred by the Lake Board to date, the bid amounts awarded and \$3,079 remaining for administrative and legal, for total revenue and total expenses each totaling \$127,723 for the year 2011.**

**Moved by Warren; supported by Coburn; CARRIED UNANIMOUSLY: To authorize the Treasurer to pay bills on behalf of the Lake Board up to the amounts authorized in the approved budget.**

At Public Comment, Guy Savin, Sandra Carolan, Paul Weindorf and Deb Ross spoke regarding the coordination of herbicide applications, concerns about sensitivity to the herbicide applications, and of the need for the Board of Commissioners to fill the vacancy of Jeff Potter's seat on the Lake Board. Mike Duchesneau thanked the Board and stated that the residents on the lake supported the Board and the project.

Karen Warren stated that the Board of Commissioners would not be seated until January 1<sup>st</sup>; it was speculated that the new chairman would appoint a commissioner to fill the vacancy by the end of January. Kristin Kolb stated that a vacancy did not keep the Board from proceeding.

The next meeting of the Board was not scheduled. A business meeting of the Board would be required late in 2011 to review the 2011 weed control program, award contracts and set the budget for 2012. It was agreed that the Chairperson of the Board would call special meetings as needed throughout the year.

**ADJOURNMENT:** There being no further business to come before the Lake Board, the meeting was adjourned at 8:29 p.m.

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Brian Coburn, Secretary-Treasurer

No. L-11-40

**NOTICE OF MEETING OF THE  
LAKE IMPROVEMENT BOARD  
FOR  
WALLED LAKE**

A meeting of the Lake Improvement Board for Walled Lake  
will be held on Wednesday, September 28, 2011 at 7:00 p.m.  
at the Novi Police Training Center  
45125 W. Ten Mile Road, Novi, MI 48375

Posted: 8-3-11

2:00 p.m.

**WALLED LAKE IMPROVEMENT BOARD  
 QUARTERLY TREASURER'S REPORT  
 PREPARED FOR LAKE BOARD MEETING  
 THROUGH 09/21/2011**

<b>BALANCE ON HAND: 06/30/11</b>	<b>\$72,976.19</b>
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<b>INCOME</b>	<u>Quarter</u>	<u>YTD*</u>	<u>Budget</u>	<u>Remaining</u>
City of Novi Contribution	\$ -	\$ 30,000.00	\$ 30,000.00	\$ -
Assessments (City of Novi)**	\$ 537.95	\$ 61,322.60	\$ 61,027.55	\$ (295.05)
Assessments (City of Walled Lake)***	\$ -	\$ 36,693.18	\$ 36,695.30	\$ 2.12
<b>TOTAL INCOME</b>	<b>\$ 537.95</b>	<b>\$ 128,015.78</b>	<b>\$ 127,722.85</b>	<b>\$ (292.93)</b>

<b>EXPENSES</b>	<u>Quarter</u>	<u>YTD*</u>	<u>Budget</u>	<u>Remaining</u>
Herbicide Treatment	\$ 3,075.00	\$ 13,515.00	\$ 13,515.00	\$ -
Mechanical Weed Harvesting	\$ 34,200.00	\$ 34,200.00	\$ 68,400.00	\$ 34,200.00
Engineering Services	\$ -	\$ 16,865.00	\$ 16,865.00	\$ -
Permit Fee	\$ -	\$ 800.00	\$ 800.00	\$ -
Administrative & Legal	\$ 1,028.36	\$ 27,425.36	\$ 28,142.85	\$ 717.49
<b>TOTAL EXPENSES</b>	<b>\$ 38,303.36</b>	<b>\$ 92,805.36</b>	<b>\$ 127,722.85</b>	<b>\$ 34,917.49</b>

<b>BALANCE ON HAND: 09/21/11</b>	<b>\$35,210.78</b>
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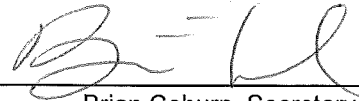
\*YTD includes expenditures from 2009-2010 as part of year 2011

\*\*Includes \$4,803.07 in income attributable to future years due to early payoff in Novi.

\*\*\*Walled Lake paid the assessed amount in full for 2011 to Lake Board and does not reflect actual collection

**EXPENSE DETAIL FOR Q3-2011**

<u>Description</u>	<u>Invoice No.</u>	<u>Vendor</u>	<u>Amount</u>
Herbicide Treatment	11-0333	LakePro	\$ 3,075.00
Mechanical Weed Harvesting	2169	Savin Lake Services	\$ 34,200.00
Legal Services through 6/30/11	1214177	Secrest Wardle	\$ 363.88
Legal Services through 7/31/11	1214913	Secrest Wardle	\$ 592.48
Legal Services through 8/31/11	1215912	Secrest Wardle	\$ 72.00
<b>Subtotal Legal Services</b>			<b>\$ 1,028.36</b>
<b>TOTAL EXPENSES FOR Q3</b>			<b>\$ 38,303.36</b>

Submitted by   
 Brian Coburn, Secretary/Treasurer  
 Walled Lake Improvement Board

**WALLED LAKE IMPROVEMENT BOARD  
 QUARTERLY TREASURER'S REPORT  
 June 30, 2011**

<b>BALANCE ON HAND:</b>	<b>03/31/11</b>	<b>\$46,668.07</b>
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<b>INCOME</b>	<u>Quarter</u>	<u>YTD*</u>	<u>Budget</u>	<u>Remaining</u>
City of Novi Contribution	\$ -	\$ 30,000.00	\$ 30,000.00	\$ -
Assessments (City of Novi)	\$ 854.94	\$ 60,784.65	\$ 61,027.55	\$ 242.90
Assessments (City of Walled Lake)	\$ 36,693.18	\$ 36,693.18	\$ 36,695.30	\$ 2.12
<b>TOTAL INCOME</b>	<b>\$ 37,548.12</b>	<b>\$ 127,477.83</b>	<b>\$ 127,722.85</b>	<b>\$ 245.02</b>

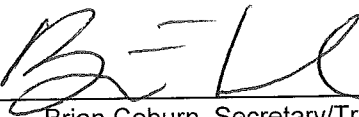
<b>EXPENSES</b>	<u>Quarter</u>	<u>YTD*</u>	<u>Budget</u>	<u>Remaining</u>
Herbicide Treatment	\$ 10,440.00	\$ 10,440.00	\$ 13,515.00	\$ 3,075.00
Mechanical Weed Harvesting	\$ -	\$ -	\$ 68,400.00	\$ 68,400.00
Engineering Services	\$ -	\$ 16,865.00	\$ 16,865.00	\$ -
Permit Fee	\$ 800.00	\$ 800.00	\$ 800.00	\$ -
Administrative & Legal	\$ -	\$ 26,397.00	\$ 28,142.85	\$ 1,745.85
<b>TOTAL EXPENSES</b>	<b>\$ 11,240.00</b>	<b>\$ 54,502.00</b>	<b>\$ 127,722.85</b>	<b>\$ 73,220.85</b>

<b>BALANCE ON HAND:</b>	<b>06/30/11</b>	<b>\$72,976.19</b>
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\*YTD includes expenditures from 2009-2010 as part of year 2011

**EXPENSE DETAIL FOR Q2-2011**

<u>Description</u>	<u>Invoice No.</u>	<u>Vendor</u>	<u>Amount</u>
<b>Permit Fee</b>			
DEQ Permit Fee	11-0012	LakePro	\$800.00
<b>SUBTOTAL Permit Fee</b>			<b>\$800.00</b>
 <b>Herbicide Treatment</b>			
Herbicide Treatment	11-0227	LakePro	\$10,440.00
<b>SUBTOTAL Permit Fee</b>			<b>\$10,440.00</b>

Submitted by  \_\_\_\_\_  
 Brian Coburn, Secretary/Treasurer  
 Walled Lake Improvement Board

**WALLED LAKE IMPROVEMENT BOARD  
 QUARTERLY TREASURER'S REPORT  
 March 31, 2011**

<b>BALANCE ON HAND: 12/31/10 (\$42,953.84)</b>
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<b>INCOME</b>	<u>Quarter</u>	<u>YTD*</u>	<u>Budget</u>	<u>Variance</u>
City of Novi Contribution	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00
Assessments (City of Novi)	\$59,929.71	\$59,929.71	\$61,027.55	(\$1,097.84)
Assessments (City of Walled Lake)	\$0.00	\$0.00	\$36,695.30	(\$36,695.30)
<b>TOTAL INCOME</b>	<b>\$89,929.71</b>	<b>\$89,929.71</b>	<b>\$127,722.85</b>	<b>(\$37,793.14)</b>


<b>EXPENSES (see detail below)</b>				
Herbicide Treatment	\$0.00	\$0.00	\$13,515.00	\$13,515.00
Mechanical Weed Harvesting	\$0.00	\$0.00	\$68,400.00	\$68,400.00
Engineering Services	\$0.00	\$16,865.00	\$16,865.00	\$0.00
Permit Fee	\$0.00	\$0.00	\$800.00	\$800.00
Administrative & Legal	\$307.80	\$26,397.00	\$28,142.85	\$1,745.85
<b>TOTAL EXPENSES</b>	<b>\$307.80</b>	<b>\$43,262.00</b>	<b>\$127,722.85</b>	<b>\$84,460.85</b>

<b>BALANCE ON HAND: 03/31/11 \$46,668.07</b>
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\*YTD includes expenditures from 2009-2010 as part of year 2011

**EXPENSE DETAIL FOR Q1-2011**

<u>Description</u>	<u>Invoice No.</u>	<u>Vendor</u>	<u>Amount</u>
<b>Administrative &amp; Legal</b>			
Legal Services through 12/31/10	1207868	Secret Wardle	\$84.00
Legal Services through 1/31/11	1208889	Secret Wardle	\$192.00
Legal Services through 2/28/11	1210015	Secret Wardle	\$31.80
<b>SUBTOTAL Administrative &amp; Legal Invoices</b>			<b>\$307.80</b>

Submitted by  \_\_\_\_\_  
 Brian Coburn, Secretary/Treasurer  
 Walled Lake Improvement Board

**WALLED LAKE IMPROVEMENT BOARD  
EXPENDITURES TO DATE  
as of 12/31/10**

<u>Approval Date</u>	<u>Description</u>	<u>Inv No.</u>	<u>Vendor</u>	<u>Amount</u>
09/23/2009	Legal Services through 5/31/09	1190502	Secrest Wardle	\$ 696.00
09/23/2009	Legal Services through 6/30/09	1191901	Secrest Wardle	\$ 588.65
09/23/2009	Legal Services through 8/31/09	1193552	Secrest Wardle	\$ 204.00
09/23/2009	Progress Payment for Engineering Study	0057727	Spalding DeDecker	\$ 12,892.00
11/05/2009	Legal Services through 9/30/09	1194483	Secrest Wardle	\$ 636.65
11/05/2009	Public Hearing Notice 10/14/09	s1795710	Spinal Column Newsweekly	\$ 143.75
11/05/2009	Public Hearing Notice 10/21/09	s1797070	Spinal Column Newsweekly	\$ 143.75
03/25/2010	Legal Services through 10/31/09	1195368	Secrest Wardle	\$ 876.00
03/25/2010	Legal Services through 11/30/09	1196397	Secrest Wardle	\$ 888.00
03/25/2010	Legal Services through 12/31/09	1196918	Secrest Wardle	\$ 2,776.30
03/25/2010	Legal Services through 1/31/10	1197953	Secrest Wardle	\$ 2,432.43
03/25/2010	Final Payment for Engineering Study	0058404	Spalding DeDecker	\$ 3,223.00
03/25/2010	Public Hearing Notice 10/15/09	3430943	Observer & Eccentric	\$ 170.30
03/25/2010	Public Hearing Notice 10/22/09	3730943	Observer & Eccentric	\$ 170.30
03/25/2010	Notice of Resolution Published	S1800040	Spinal Column Newsweekly	\$ 35.94
03/25/2010	Public Hearing Notice 03/10/10	S1812640	Spinal Column Newsweekly	\$ 227.62
03/25/2010	Notice of Resolution Published	3432469	Observer & Eccentric	\$ 78.60
05/20/2010	March 2010 Postage for Public Hearing Notice		City of Novi	\$ 320.76
05/20/2010	May 2010 Postage for Public Hearing Notice		City of Novi	\$ 236.72
05/20/2010	Legal Services through 2/28/10	1198609	Secrest Wardle	\$ 840.00
05/20/2010	Legal Services through 3/31/10	1199449	Secrest Wardle	\$ 1,667.00
05/20/2010	Legal Services through 4/30/10	1200500	Secrest Wardle	\$ 2,424.00
05/20/2010	Public Hearing Notice 3/17/10	S1813180	Spinal Column Newsweekly	\$ 227.62
05/20/2010	Public Hearing Notice 5/5/10	S1821300	Spinal Column Newsweekly	\$ 227.62
05/20/2010	Public Hearing Notice 5/12/10	s1821660	Spinal Column Newsweekly	\$ 227.62
06/17/2010	June 2010 Postage for Public Hearing Notice			\$ 245.08
06/17/2010	Public Hearing Notice 6/2/10	S1824170	Spinal Column Newsweekly	\$ 149.75
06/17/2010	Public Hearing Notice	3438175	Observer & Eccentric	\$ 471.60
06/17/2010	Legal Services through 5/31/10	1201096	Secrest Wardle	\$ 2,579.00
06/17/2010	Envelopes for Public Hearing Notices	3228	Allied Media	\$ 239.49
08/19/2010	Public Hearing Notice 6/3/10	3444001	Observer & Eccentric	\$ 235.80
08/19/2010	Public Hearing Notice 6/17/10	3444001	Observer & Eccentric	\$ 235.80
08/19/2010	Notice of Adoption 6/24/10	3444001	Observer & Eccentric	\$ 78.60
08/19/2010	Public Hearing Notice 5/6/10	3442049	Observer & Eccentric	\$ 222.70
08/19/2010	Public Hearing Notice 5/13/10	3442049	Observer & Eccentric	\$ 222.70
08/19/2010	Public Hearing Notice 6/9/10	s1824740	Spinal Column Newsweekly	\$ 149.75
08/19/2010	Notice of Adoption 6/23/10	s1826500	Spinal Column Newsweekly	\$ 35.94
08/19/2010	Legal Services through 6/30/10	1202298	Secrest Wardle	\$ 1,967.00
08/19/2010	Legal Services through 7/31/10	1203113	Secrest Wardle	\$ 828.00
08/19/2010	Engineering Services for Presentation		Spalding DeDecker	\$ 750.00
09/30/2010	Legal Services through 08/31/10	1204119	Secrest Wardle	\$ 696.00
11/18/2010	Legal Services through 09/30/10	1205059	Secrest Wardle	\$ 467.50
<b>Total Expenditures Approved as of November 12, 2010</b>				<b><u>\$ 41,929.34</u></b>
<u>Invoices approved since 11/18/10</u>				
	Legal Services through 10/31/10	1206014	Secrest Wardle	\$ 95.50
	Legal Services through 11/30/10	1207449	Secrest Wardle	\$ 929.00
<b>Total Expenditures for Approval as of December 31, 2010</b>				<b><u>\$ 1,024.50</u></b>
<b>Grand Total</b>				<b><u>\$ 42,953.84</u></b>



## MEMORANDUM

**TO:** WALLED LAKE IMPROVEMENT BOARD MEMBERS  
**FROM:** BRIAN COBURN, P.E.; SECRETARY/TREASURER *BTC*  
**SUBJECT:** CERTIFICATION OF DELINQUENT ASSESSMENTS  
**DATE:** SEPTEMBER 23, 2011

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On June 17, 2010, the Walled Lake Improvement Board approved Resolution #3 (attached) which confirmed the special assessment roll. Paragraph 6 of the resolution requires that the City Treasurer for each city report any delinquencies to the lake board including the parcel number and the amount of delinquency.

The attached reports have been provided by the City Treasurers for Walled Lake and Novi reporting that a total of \$5,100.94 from 76 parcels is delinquent for the City of Walled Lake and that \$5,504.14 from 50 parcels is delinquent for the City of Novi. Although neither Treasurer reported the accrued interest on the delinquent assessments, which is set by paragraph 5 in Resolution #3 as 0.5% per month beginning February 14, 2011, the interest accrued through September 14 for the Walled Lake and Novi delinquent payments is \$181.23 and \$195.56, respectively.

The Lake Board is required by paragraph 7 of Resolution #3 to "certify the delinquency to the City Assessing official for the City in which the property is located, who shall then report the delinquency to the City Council." The delinquent sum and accrued penalties plus an additional penalty of six percent of the total amount reported would then be reassessed on the City's annual tax roll.

A motion from the Lake Board is necessary to certify the delinquent amounts plus interest for the City Assessing official for each City, which as of September 14 for the Walled Lake and Novi was \$5,282.17 and \$5,699.70, respectively.

Please let me know if you have any questions.

09/06/2011  
03:49 pm, DB: TAX2010

SPECIAL ASSESSMENT ROLL FOR CITY OF WALLED LAKE  
BLOCK  
DELINQUENT SPECIAL ASSESSMENTS ONLY

*as of*  
*March 1, 2011*

Parcel No	Owners Name	Sp. Assessment	Amount
92-17-34-328-077	MRTG ELECT REGISTRATION S	175: LAKE BOARD	19.21
92-17-34-328-086	DABISH, CALVIN	175: LAKE BOARD	19.21
92-17-34-328-101	OCCUPANT	175: LAKE BOARD	19.21
92-17-34-328-103	OLSON, CHRIS	175: LAKE BOARD	19.21
92-17-34-328-107	GROH, JON F	175: LAKE BOARD	38.42
92-17-34-376-008	MACY LEASING & REAL ESTAT	175: LAKE BOARD	38.42
92-17-34-376-012	ZHULI, BASHKIM S	175: LAKE BOARD	38.42
92-17-34-377-005	PLAS, GERALD	175: LAKE BOARD	38.42
92-17-34-377-021	WILSON, RONALD	175: LAKE BOARD	38.42
92-17-34-378-011	VOLKER, WM J	175: LAKE BOARD	192.12
92-17-34-378-012	VOLKER, WM J	175: LAKE BOARD	192.12
92-17-34-378-013	STEFFEY, S	175: LAKE BOARD	192.12
92-17-34-378-022	FOSTER, JO ELLEN	175: LAKE BOARD	192.12
92-17-34-379-015	KHALIL, MOMEN	175: LAKE BOARD	19.21
92-17-34-379-021	ARMSTRONG, BRAD	175: LAKE BOARD	19.21
92-17-34-379-029	KALEIN, CHARLIE	175: LAKE BOARD	19.21
92-17-34-379-065	WUNKEL, MONICA	175: LAKE BOARD	19.21
92-17-34-412-014	UNIVEST DEV. CORP	175: LAKE BOARD	192.12
92-17-34-412-015	UNIVEST DEV. CORP	175: LAKE BOARD	192.12
92-17-34-412-016	UNIVEST DEV. CORP	175: LAKE BOARD	192.12
92-17-34-412-017	KEY LARGO, L.L.C.	175: LAKE BOARD	576.37
92-17-34-428-011	WALLED LAKE INVESTMENTS,	175: LAKE BOARD	38.42
92-17-34-429-007	MARCUS, WILLIAM	175: LAKE BOARD	192.12
92-17-34-429-008	WALLED LAKE INVESTMENTS,	175: LAKE BOARD	576.37
92-17-34-430-006	WALLED LAKE HOMESTEAD, LL	175: LAKE BOARD	144.09
92-17-34-431-002	WALLED LAKE HOMESTEAD, LL	175: LAKE BOARD	38.42
92-17-34-431-003	WALLED LAKE HOMESTEAD, LL	175: LAKE BOARD	38.42
92-17-34-432-003	OAK, ROBERT D	175: LAKE BOARD	19.21
92-17-34-432-005	OCCUPANT	175: LAKE BOARD	19.21
92-17-34-432-007	OLSON, CHRISTOPHER	175: LAKE BOARD	19.21
92-17-34-432-013	LEVINE, CHERYL	175: LAKE BOARD	19.21
92-17-34-432-030	MENDEZ, LISA M	175: LAKE BOARD	19.21
92-17-34-432-041	RILEY, GEORGE K.	175: LAKE BOARD	19.21
92-17-34-432-044	CVETKOVSKI, CHRISTINA	175: LAKE BOARD	0.61
92-17-34-432-047	HERNANDEZ, CARMEN L	175: LAKE BOARD	19.21
92-17-34-432-053	PESCH, MICHAEL	175: LAKE BOARD	19.21
92-17-34-432-068	AMTRUST BANK	175: LAKE BOARD	19.21
92-17-34-432-075	BASHO, RAHUL	175: LAKE BOARD	19.21
92-17-34-432-145	NELSON, MATTHEW	175: LAKE BOARD	19.21
92-17-34-432-151	CLEVELAND, DEON	175: LAKE BOARD	19.21
92-17-34-432-160	OLSON, MILES	175: LAKE BOARD	19.21
92-17-34-432-328	EAST BAY VILLAGE L L C	175: LAKE BOARD	19.21
92-17-34-432-363	EAST BAY VILLAGE, L.L.C.	175: LAKE BOARD	19.21
92-17-34-432-364	EAST BAY VILLAGE L L C	175: LAKE BOARD	17.72
92-17-34-432-365	EAST BAY VILLAGE L L C	175: LAKE BOARD	19.21
92-17-34-432-366	EAST BAY VILLAGE L L C	175: LAKE BOARD	19.21
92-17-34-432-367	EAST BAY VILLAGE L L C	175: LAKE BOARD	19.21
92-17-34-432-368	EAST BAY VILLAGE L L C	175: LAKE BOARD	19.21
92-17-34-432-369	EAST BAY VILLAGE L L C	175: LAKE BOARD	19.21
92-17-34-432-370	EAST BAY VILLAGE L L C	175: LAKE BOARD	19.21
92-17-34-432-371	EAST BAY VILLAGE L L C	175: LAKE BOARD	19.21
92-17-34-432-372	EAST BAY VILLAGE L L C	175: LAKE BOARD	19.21
92-17-35-301-004	J T GENTRY INC	175: LAKE BOARD	38.42
92-17-35-301-014	HOME FINISHING DESIGNS, L	175: LAKE BOARD	38.42
92-17-35-302-011	CHILDERS, MARY	175: LAKE BOARD	38.42
92-17-35-302-015	EAGLETON, GERALD R	175: LAKE BOARD	38.42
92-17-35-303-018	CHUMACK, FREDERICK	175: LAKE BOARD	38.42

09/06/2011  
03:49 pm, DB: TAX2010

SPECIAL ASSESSMENT ROLL FOR CITY OF WALLED LAKE  
BLOCK  
DELINQUENT SPECIAL ASSESSMENTS ONLY

Parcel No	Owners Name	Sp. Assessment	Amount
92-17-35-303-025	JACKSON, CHARLES	175: LAKE BOARD	38.42
92-17-35-303-029	KUCZEWSKI, WALTER	175: LAKE BOARD	38.42
92-17-35-326-005	OWENS, LINDA CHAMPION DAV	175: LAKE BOARD	38.42
92-17-35-326-014	HOOK, NORMA	175: LAKE BOARD	38.42
92-17-35-351-001	N & B PROPERTIES	175: LAKE BOARD	192.12
92-17-35-351-006	OCCUPANT	175: LAKE BOARD	192.12
92-17-35-351-017	WILKINSON JR, DONALD	175: LAKE BOARD	192.12
92-17-35-352-019	HAMILTON, GORDON	175: LAKE BOARD	38.42
92-17-35-352-021	HAMILTON, GORDON	175: LAKE BOARD	38.42
92-17-35-352-030	BOYLAN, MARILYN	175: LAKE BOARD	38.42
92-17-35-352-032	HAMILTON, GORDON	175: LAKE BOARD	38.42
92-17-35-352-033	HAMILTON, GORDON	175: LAKE BOARD	38.42
92-17-35-353-001	EASTER, JASON	175: LAKE BOARD	38.42
92-17-35-353-008	GML & L3 HOLDING LLC	175: LAKE BOARD	38.42
92-17-35-353-015	TENASLIA, KEVIN	175: LAKE BOARD	38.42
92-17-35-353-016	MILLS, DAVID EXFORD JENNI	175: LAKE BOARD	38.42
92-17-35-353-020	RAY JR, CHARLES C	175: LAKE BOARD	38.42
92-17-35-355-012	MERITHEW, DOUG	175: LAKE BOARD	38.42
92-17-35-355-016	ROMAYA, STEVE	175: LAKE BOARD	1.19
Totals for 175 LAKE BOARD		Count: 76	5,100.94
Grand Totals		Count: 76	5,100.94

CITY OF NOVI - SAD 175 - LAKE BOARD  
DELINQUENT PARCELS (1ST INSTALLMENT)

Parcel Number Owner Name	Amount
50-22-02-151-006 MCDONALD, ANEMARIE & CHRISTOPHER 1171 EAST LAKE NOVI MI 48377	\$ 192.12
50-22-02-151-007 MCDONALD, ANEMARIE M 1171 EAST LAKE NOVI MI 48377	\$ 192.12
50-22-02-151-010 RIDENOUR, MARY & THURMAN 1189 EAST LAKE NOVI MI 48377	\$ 192.12
50-22-02-151-027 PATHE, GERALD G 1292 EAST LAKE NOVI MI 48377	\$ 192.12
50-22-02-176-012 ARMSTRONG, BRAD PO BOX 700287 PLYMOUTH MI 48170	\$ 38.42
50-22-02-176-013 ARMSTRONG, BRAD PO BOX 700287 PLYMOUTH MI 48170	\$ 38.42
50-22-02-176-014 COCKERHAM, FRANK & CAROL 720 STRATTON ROAD FORT WAYNE IN 46825-5441	\$ 38.42
50-22-02-176-018 MILLER, CHARLES O 3288 PINE LAKE RD WEST BLOOMFIELD MI 48324-1951	\$ 38.42

CITY OF NOVI - SAD 175 - LAKE BOARD  
DELINQUENT PARCELS (1ST INSTALLMENT)

Parcel Number Owner Name	Amount
50-22-02-176-020 LANGAN, MICHAEL R. & PATRICIA A. 1225 EAST LAKE DR. NOVI MI 48377	\$ 38.42
50-22-02-177-001 PLYMOUTH BEECH, LLC 35000 SCHOOLCRAFT LIVONIA MI 48150	\$ 38.42
50-22-02-326-001 SHAOUNI, KRYSTAL 28988 SALEM FARMINGTON HILLS MI 48334	\$ 192.12
50-22-02-326-002 SHAOUNI, KRYSTAL 28988 SALEM FARMINGTON HILLS MI 48334	\$ 192.12
50-22-02-326-003 WORLD SAVINGS BANK, FSB 4101 WISEMAN BLVD SAN ANTONIO TX 78251-2001	\$ 192.12
50-22-02-326-013 ENGLING, CARL & LISA 1389 EAST LAKE NOVI MI 48377	\$ 192.12
50-22-02-354-006 RILEY, GEORGE K 157 EAST BAY DRIVE WALLED LAKE MI 48390	\$ 192.12
50-22-02-355-001 HONG, KALEFORD & JANET 1739 EAST LAKE NOVI MI 48377	\$ 192.12
50-22-02-355-002 HONG, KALEFORD & JANET 1739 EAST LAKE NOVI MI 48377	\$ 192.12

CITY OF NOVI - SAD 175 - LAKE BOARD  
DELINQUENT PARCELS (1ST INSTALLMENT)

Parcel Number Owner Name	Amount
50-22-02-355-004 RILEY, GEORGE K 157 EAST BAY DRIVE WALLED LAKE MI 48390	\$ 192.12
50-22-03-126-045 L WEATHERS LLC 18425 FOX HOLLOW CT. NORTHVILLE MI 48168	\$ 19.21
50-22-03-128-005 MULLER, STEPHEN & EISELE, DANIEL 46713 N. VALLEY DRIVE NORTHVILLE MI 48167	\$ 38.42
50-22-03-131-028 FARRINGTON, JAMES R 1931 WEST LAKE NOVI MI 48377	\$ 192.12
50-22-03-131-049 TOWART, RHEA & BERGER, LEONARD 1681 HARBOR COVE NOVI MI 48377	\$ 144.09
50-22-03-152-020 BANK OF NEW YORK MELLON 7105 CORPORATE DR PTX B-81 PLANO TX 75024	\$ 38.42
50-22-03-152-023 SEPULVEDA, YERKO & NANCY 162 PICKFORD NOVI MI 48377	\$ 38.42
50-22-03-153-021 SIMON, DEAN & DEBRA 101 PICKFORD NOVI MI 48377	\$ 38.42
50-22-03-154-009 SANTHAPUR, NARASIMHA RAO & GOWRI L 30487 PENNINGTON LN NOVI MI 48377	\$ 38.42

CITY OF NOVI - SAD 175 - LAKE BOARD  
DELINQUENT PARCELS (1ST INSTALLMENT)

Parcel Number Owner Name	Amount
50-22-03-154-014 BAI, ZHENGXIAN BRANDON 10695 WEXFORD ST. UNIT 4 SAN DIEGO CA 92131	\$ 38.42
50-22-03-155-008 AMES, CAROL E. TRUST 2011 WEST LAKE NOVI MI 48377	\$ 192.12
50-22-03-155-009 DAKINI ENTERPRISES LLC 43422 WEST OAKS SUITE 225 NOVI MI 48377	\$ 192.12
50-22-03-155-013 BLOOMFIELD SUBDIVISION LAKE ACCESS 105 PENHILL NOVI MI 48377	\$ 192.12
50-22-03-155-020 COON, RONALD 2018 WESTLAKE NOVI MI 48377	\$ 192.12
50-22-03-201-001 PRIOR, JOHN M 124 NORTH HAVEN NOVI MI 48377	\$ 38.42
50-22-03-203-001 DIANTONTIS, DANIEL 117 REXTON NOVI MI 48377	\$ 38.42
50-22-03-327-003 KRUVELIS, ANNA B 1201 SOUTHLAKE DR NOVI MI 48377	\$ 192.12
50-22-03-329-004 FOGEL, BARRY & SALLY 1101 SOUTH LAKE DR NOVI MI 48377	\$ 192.12

CITY OF NOVI - SAD 175 - LAKE BOARD  
DELINQUENT PARCELS (1ST INSTALLMENT)

Parcel Number Owner Name	Amount
50-22-03-330-002 NOONAN, MICHAEL & KELLY SOUTH LAKE DR NOVI MI 48377	\$ 192.12
50-22-03-381-005 REEVES, MICHAEL A & ROBIN L 903 LEMAY NOVI MI 48377	\$ 38.42
50-22-03-381-011 REEVES, MICHAEL & ROBIN L 903 LEMAY NOVI MI 48377	\$ 38.42
50-22-03-382-001 GATHERUM, RICHARD 1983 FOREST CREEK LN SALT LAKE CITY UT 84121	\$ 38.42
50-22-03-383-025 ENGLISH, JIMMIE 1127 SOUTH LAKE DR 202 NOVI MI 48377	\$ 19.21
50-22-03-383-056 SHEEDY, DELORES 1155 SOUTH LAKE DR 56 NOVI MI 48377	\$ 19.21
50-22-03-404-005 XANTHEAS, STEPHEN & SOPHIA 5965 CAMPUS DR DEARBORN HEIGHTS MI 48127	\$ 192.12
50-22-03-404-009 NAPIERALA, HALINA 5720 GLEN EAGLES DR WEST BLOOMFIELD MI 48323	\$ 192.12
50-22-03-452-007 JOSEPHSON, RICHARD 163 MAUDLIN	\$ 38.42



CITY OF NOVI - SAD 175 - LAKE BOARD  
DELINQUENT PARCELS (1ST INSTALLMENT)

Parcel Number Owner Name	Amount
NOVI MI 48377	
50-22-03-453-019 BENEDICT, JAMES PO BOX 336 ALLEN PARK MI 48101-0336	\$ 38.42
50-22-03-454-014 OSMUN, TERRY & SMITH, DAPHNE 118 BERNSTADT NOVI MI 48377	\$ 38.42
50-22-03-455-005 BATES, KEVIN & RENEE 113 BERNSTADT NOVI MI 48377	\$ 38.42
50-22-03-476-017 PEMBROKE, THOMAS R 1414 BAYWOOD CIR BRIGHTON MI 48116	\$ 192.12
50-22-03-481-007 FEDERAL NATIONAL MORTGAGE ASSOC. ONE SOUTH WACKER DRIVE STE 1300 CHICAGO IL 60606-4667	\$ 38.42
50-22-03-483-006 DEMORE, DAVID 31471 CURTIS LIVONIA MI 48152	\$ 38.42
Total 1st Installment Delinquent	<u>\$ 5,504.14</u>

Source: BS&A Special Assessment Database

**STATE OF MICHIGAN**

**COUNTY OF OAKLAND**

**WALLED LAKE IMPROVEMENT BOARD**

**WALLED LAKE IMPROVEMENT BOARD SPECIAL ASSESSMENT DISTRICT**

RESOLUTION CONFIRMING ASSESSMENT ROLL

RECITATIONS:

It has been determined that the Walled Lake Improvement Board will implement a five year aquatic weed control program for Walled Lake (the Project).

The Project is intended to make annual improvements to Walled Lake through the year 2015 at a total cost estimated to be \$518,615.00 for the benefit of the properties identified in Exhibit 1, which properties together shall constitute The Walled Lake Improvement Board Special Assessment District, hereinafter referred to as the "Lake Board SAD", and for administrative purposes to be known as SAD 175 in the City of Novi and SAD 175 in the City of Walled Lake.

Plans for the Project, the estimated cost of the Project, and the special assessment district boundaries were approved by Resolution of the Walled Lake Improvement Board following a public hearing on November 5, 2009. The Lake Board resolution further directed the Assessors for the City of Novi and for the City of Walled Lake to prepare a proposed assessment roll, which was considered by the Lake Board at its March 25, 2010 public hearing and the continuation of the public hearing on May 20, 2010.

In accordance with the direction of the Walled Lake Improvement Board following the March 25, 2010 public hearing and the continuation of the public hearing on May 20, 2010, the

City Assessors have prepared a revised special assessment roll allocating the total cost of the Project, less the City of Novi's voluntary contribution to the Project in the amount of \$30,000.00, to the property within the Lake Board SAD and the Assessors have filed such roll with the Lake Board.

A public hearing to review the revised special assessment roll was set and duly noticed in accordance with law for the purpose of hearing objections to the revised assessment roll.

The public hearing was conducted in accordance with the notice, and the Walled Lake Improvement Board determined that it would be appropriate to approve and confirm the revised assessment roll.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The revised special assessment roll for the Walled Lake improvement Board Project, the Lake Board SAD, in the total amount of \$488,615.00 (\$97,723.00 annually for years 2011 through 2015), attached as Exhibit 1 to this resolution, shall be and is hereby adopted and confirmed, and shall be collected from the properties benefited within the Lake Board District.

2. The Walled Lake Improvement Board Secretary/Treasurer is directed to endorse on the assessment roll the date of this confirmation.

3. All amounts of an assessment shall be assessed against each parcel of land in the Lake Board SAD as described on the Special Assessment Roll (Exhibit 1) to be due and payable in five installments, the first to be due on the 14th day of February, 2011, and the several subsequent installments shall be due and payable successively in intervals of twelve (12) months from the due date of the first installment.

4. The Clerks for the Cities of Novi and Walled Lake are directed to attach their warrants as required by law to the roll and to direct the roll, with their warrants attached, to the respective

City Treasurer. The City Treasurer for the Cities of Novi and Walled Lake shall thereupon collect the special assessment from those properties listed in Exhibit 1 which are located within each City's jurisdiction in accordance with the terms of this Resolution, the warrant, and the statutes of the State of Michigan.

5. Any portion of an assessment which has not been paid on or before the **14th** day of **February** of the tax year shall be considered delinquent by the City Treasurer for the City in which the property is located and shall accrue penalties at the rate of ½ of 1% for each month or fraction of a month that the assessment remains unpaid before being reported to the City Council for reassessment upon the City tax roll.

6. The City Treasurer shall report to the Lake Board on September 1 following the date when the assessment or any part of the assessment became due any delinquencies by submitting a sworn statement listing the names of the delinquent persons, if known, a description of the parcels of land upon which there are delinquent assessments, and the amount of the delinquency, including accrued penalties computed to September 1 of the year.

7. If the City Treasurer reports as delinquent any assessment or part of an assessment, the Lake Board shall certify the delinquency to the City Assessing official for the City in which the property is located, who shall then report the delinquency to the City Council in which the property is located to reassess on the City's annual tax roll of that year the delinquent sum and accrued penalties plus an additional penalty of six percent of the total amount reported.

AYES: Burke, Coburn, Galloway

NAYS: Potter

ABSTENTIONS: none

ABSENT: Warren

**CERTIFICATION**

It is hereby certified that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Walled Lake Improvement Board located within the Cities of Novi and Walled Lake at a meeting duly called and held on the 17th day of June, 2010.

WALLED LAKE IMPROVEMENT BOARD

BY:   
BRIAN COBURN, SECRETARY-TREASURER

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## MEMORANDUM

May 9, 2011

To: Brian Coburn, Secretary  
Walled Lake Improvement Board

From: D. Glenn Lemmon, City Assessor

RE: Arthur & Ruby Giessler Property  
50-22-03-326-003

I've encountered a problem on the above referenced property that is located in the Walled Lake Improvement Special Assessment District. I would like you to discuss the matter with other Board members, as well as legal counsel, to determine if the problem can be rectified.

I met with the Giesslers several weeks ago and at that time they and I were convinced that an error on their special assessment district (SAD) could be corrected with a simple land division. After further review, that does not appear to be the case.

The Giesslers live at 1311 South Lake Drive. The home is sits on two lots with separate tax identification numbers. They also own two 40 foot "lake pad" sites directly across South Lake Drive from their home. Those parcels also have separate tax identification numbers. The subject is one of those lake pad sites. As background, in similar situations the Lake Board elected to give each lake pad parcel one (1) unit of benefit due to the marketability of the individual parcels even if they were contiguous and under common ownership. If, at the time the SAD was created, two lots were under one parcel number and under 90 feet of frontage, the parcel would have received only one unit of benefit.

The property referenced above is the subject of a unique situation that I have not encountered before. When the special assessment district was originally created, the Oakland County geographic information system (GIS) maps served as the basis for determination of ownership and frontage along Walled Lake. According to those maps, the subject parcel had over 90 feet of frontage (approx. 118 feet) and was assessed for 1.5 units. In reality, the Giessler property has only 40 feet of frontage.

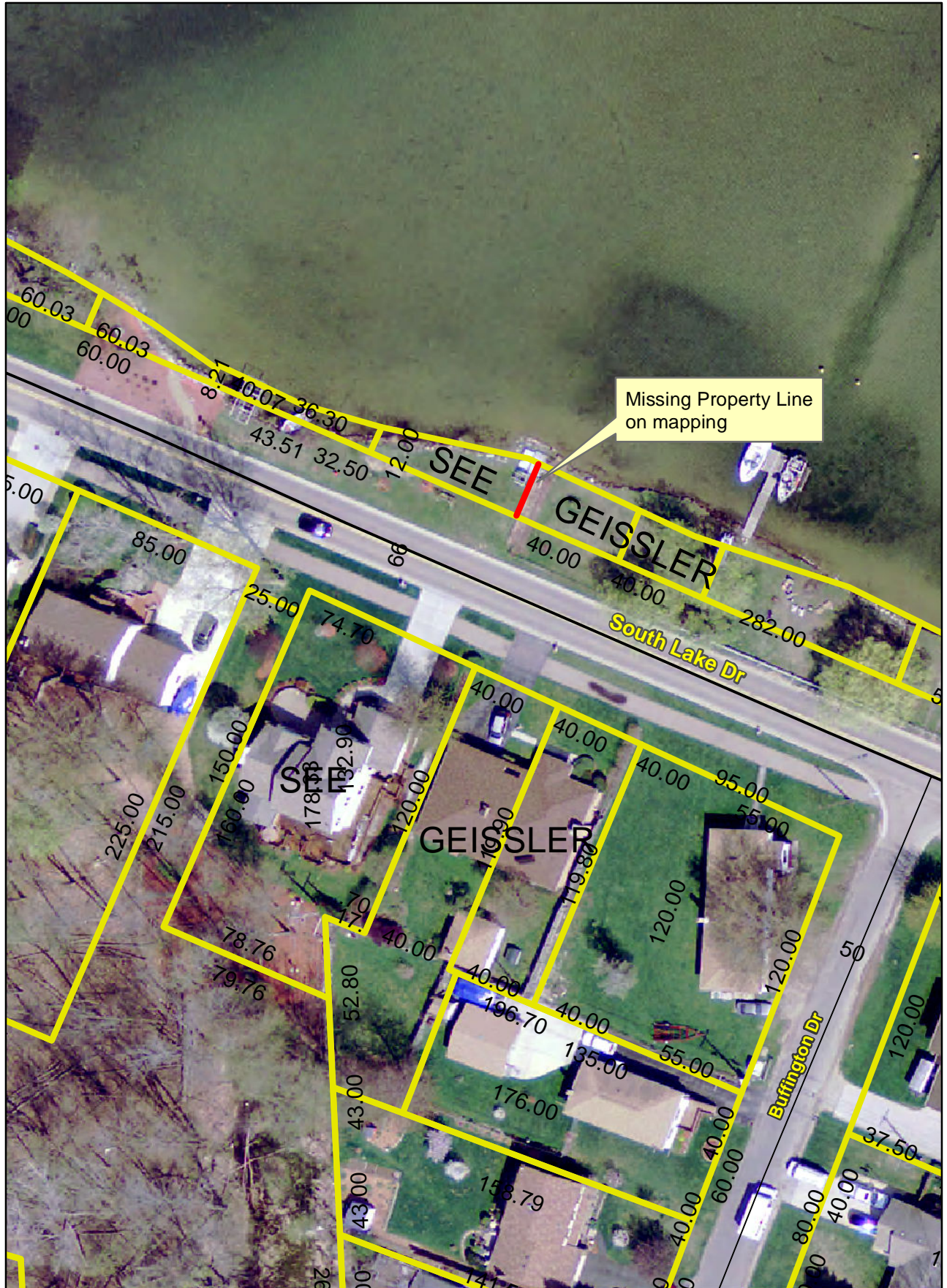
The problem originates with the manner in which Oakland County Property Description assigned numbers to properties around Walled Lake. In most situations, the site for the residence and the site for the lake pad were given separate and distinct parcel numbers. However, in some cases one parcel number covers the land on both sides of the road. This is the case with the neighbor (Michael See @ 1321 South Lake Drive) immediately west of the Giessler's. It would appear that Oakland County did not recognize this numbering change when they converted from paper maps to the geographic information system of mapping. As a result the property line that is common to the lake pads for Giessler and See was not displayed. Because of this error, the geographic information system maps show the Giessler and See lake pads as one parcel belonging to the Giessler's. It should be noted that the paper maps were correct all along and the normal taxation of the properties is, and always was, based on the correct ownerships.

When the special assessment roll for the Lake Improvement Board was created, my staff used to most current information available which was the GIS from Oakland County. The result is a special assessment for the Giessler's that is more than it should have been and no special assessment at all for the See property.

This cannot be rectified with a property split because the properties on the ad valorem tax roll are properly described and taxed. Therefore there is nothing to correct in the tax descriptions. The error was due to a mapping problem that was the basis for the units of benefit. Unfortunately, the Giessler's did not discover the error until the first tax bill arrived with the SAD on it. I have also checked the Michigan Tax Tribunal criteria regarding an appeal of a special assessment. It is my opinion that, since the Giessler's did not protest at the public hearings, an appeal to the MTT would not be successful.

In summary, the Giessler's have two 40 foot lake pad parcels. One is correctly on the SAD roll at one unit of benefit while the subject parcel is on the roll at 1.5 units of benefit. It is my recollection that under original criteria, the subject would have also been one unit of benefit. Additionally, the neighbor to their west is not on the roll at all. At this point, I am not aware of any mechanism to remedy the situation. Again, I am requesting a discussion relative to the correction of this and any other problems that may have come to light since the assessment roll was confirmed.





Missing Property Line  
on mapping

SEE

GEISSLER

South Lake Dr

GEISSLER

Burrington Dr





Areas Reviewed  
for 2011 Herbicide  
Treatments

17.35 S/A  
26.21 S/A

17.39 S/A  
39.40 S/A

32.46 S/A

38.16 S/A

31.40 S/A

2847 ft

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ay Date: May 10, 2010

42°31'15.38" N 83°28'51.73" W elev 933 ft

13 Mile Rd

Eye alt 10788





3088 Hottis Road, Hale, MI 48739  
Phone: 989-728-2200  
Fax: 989-516-5900

Mechanical  
Harvesting Areas  
for 2011



Total Acres  
101.74

Total Acres  
21.36