

Bear Lake – Lake Board
Regular Meeting
Tuesday, August 11, 2026
North Muskegon City Hall

Chairman Paul Pek called the meeting to order at 6:00 PM.

Present: Chairman Pek, Members Howell and Panici, Commissioners Barrett and Cook

Absent: None.

ROLL

Chair Pek called the roll.

APPROVAL OF THE AGENDA

Commissioner Cook moved to approve the agenda. Member Panici supported the motion. All in favor. Motion approved.

APPROVAL OF THE PREVIOUS MEETING'S MINUTES

Member Panici moved to approve the July 7, 2026 minutes. Commissioner Cook supported the motion. Chair Pek noted that he did not say "...the hope is that this money will carry for an extra four or five years after the assessment period." He stated he would speak with Ms. Hobby to have removed from the draft minutes. All in favor to approve with the correction. Motion approved.

PUBLIC COMMENT ON AGENDA ITEMS

Residents J'Nai Closz and Debra Johnson, both on Cedar Street, expressed their concerns to the Board and also presented letters that were accepted and placed on file.

CORRESPONDENCE

- Chair Pek noted he has received comments regarding the algae from property owners.
- Member Panici noted there were approximately 20 boats on the lake during the last lake treatment. Noticing of treatments was discussed.
- Commissioner Cook spoke with several neighbors on Cedar Street and they expressed their concerns (no access, no benefit, etc.).

REPORTS OF OFFICERS AND COMMITTEES

Chair Pek: Treatment/Lake Health Updates –

- One major and one minor treatment since the July 7, 2026 meeting.
- He has inquired about the algae blooms and has been informed that they are due to the temperatures and the wet spring.
- Updating for treatments:
 - Notices are placed on Nixel, website, and Facebook postings.
 - Laketon Township and the City of North Muskegon are notified as well.
 - Plan to put treatment signs in yards for restrictions was discussed.

Treasurer/Vice-Chair Howell:

- Determined that the previously noted financial anomaly was a coding error.
- Finance reports should be up to date next month.
- At approximately 50% of treatment budget.

Secretary Barrett: Spoke about lily pads, algae bloom, and blue green algae treatment.

UNFINISHED BUSINESS

- MI Lakes & Streams Assoc Membership (Pek): Member Panici moved to table this discussion. Commissioner Cook supported the motion. All in favor. Motion Approved.
- Spring Newsletter: Member Panici has completed and presented copies to the Board. He noted the cost to print in color is twice as much as printing in black and white for the mailings. Chair Pek moved to print the mailings in black and white. Member Howell supported the motion. All in favor. Motion Approved.
- 2027+ Assessment – Assessment District and Boundaries: Chair Pek noted that at the last meeting we voted to use the bridges at Ruddiman and Witham Roads as the boundary for the assessment district.
- 2027+ Assessment – Budget Draft: Budget discussion ensued with a preliminary budget draft of \$690,744.00. Discussion on whether we create a budget to meet a certain number (keep the assessments the same as the last assessment) or set it to keep the same level of service. Member Howell noted that we are trying to keep the same level of service without adding extras. It was noted that there is one year left on the PLM contract. Potential donations from the affected municipalities (County of Muskegon, City of North Muskegon, and Laketon Township) was discussed. Commissioner Cook moved to approve the 2027-2031 preliminary budget of \$690,744.00 as presented. Member Panici supported the motion. Member Howell – yes, Chair Pek – yes, Member Panici – yes, Commissioner Cook – yes, Commissioner Barrett – yes. Motion Approved.
- 2027+ Assessment – Assessment Allocation: Chair Pek distributed an Assessment Options chart he created after input from the attorney, Board, and residents. Discussion ensued (cat tails, if we charged every parcel the same amount, if we charge based on use/access, etc.). Chair Pek moved to assessed Residential parcels 1.0 unit, Individual Condominiums 0.5 unit, parcels with No Access 0.5 unit, and Commercial parcels 2.0 units. Member Howell supported the motion. All in favor. Motion Approved.
- 2027+ Assessments – Voluntary Contributions: Chair Pek will draft a letter that he will present to the Laketon Township Board, Member Howell will present to the City of North Muskegon, and Commissioner Cook will present to the County asking for a voluntary contribution toward the assessment as we cannot assess them for the lands they own within the Assessment District.

NEW BUSINESS

- 2027+ Assessment – Interest Rate: Chair Pek explained that he spoke with the attorney regarding an interest rate to charge property owners who want to pay over time. The attorney stated that we can charge 0.5%.
- Board Insurance: Chair Pek informed the Board that we received a letter stating that our insurance was being cancelled at the end of its current term. The insurance is for

errors and omissions. Chair Pek is reaching out to our current insurance holder to discuss further.

PUBLIC COMMENTS

Residents asked several questions:

Are deeds that say Bear Creek frontage going to be changed? Chair Pek answered no.

Can they sell as having Bear Lake frontage? Chair Pek answered yes.

Are the ponds filling back up with phosphates? Chair Pek responded that he will see if Dr. Alan Steinman or a grad student can test. It was noted that this may be a potential Special Project in the future.

Some newer residents were present and introduced themselves to the Board.

Resident Shafer appreciated the way we are assessing condos this time.

BOARD COMMENTS

None.

ADJOURNMENT

Chair Pek adjourned the meeting at 7:34 PM.

Next meeting Tuesday, September 8, 2026.