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Big Sand Lake Association Board and Annual Meeting 2022July

July 30, 2022

Location: Sand Bar on 70. Special thanks to Rick Nasman (owner) for letting us use his newly renovated establishment for our meeting.

Board Attending: Dennis Loots, Karen Pavlicek, Paul Hassing, Chip Applegath, Jim Anderson, Don Button, Jane Jensen (incoming board member)

Board Absent: Rick Hicks (outgoing board member)

BSLA President, Dennis Loots, called the meeting to order at 9:30am.

We had great attendance, ~50 members present.

1. Approval of April 2, 2022 Minutes

Discussion: None

Motion to Approve: Dennis L

Second: Chip A

Vote: Approved

2. Treasurer Report: Karen Pavlicek

Biggest expense was Director's insurance. 2022 Profit/Loss: \$400 income dues. Director insurance and Post Office paid. Net income -\$175 but budget is ok as additional dues revenue came in from meeting today.

Motion to Approve: Chip A

2nd: Unknown name

Vote: Approved

3. Shoreline Living Jan 2020 booklet handed out to all in attendance

4. Riparian rights. Speaker: Doug Crane – North Country Surveying

Some notes follow:

Your *Abstract* covers the history of property. In the last 10 years, Doug is seeing people buying property without getting survey, and being surprised when they try and expand and realize they need a variance. A Professional Survey will tell you what you exactly own. Property rights, come from a *Deed* defined by land markers in the ground. *Easements* are an 'assignment' of property usage. The iron posts in ground are the formal marker not the white posts which are just there to help find the iron post.

Public lake property starts at the Ordinary High-Water Mark (OHWM) - not where the current lake level is at. Exposed lakebed (beach) is owned by state.... but you as property owner have exclusive right to use your sand beach. Anyone can use any areas that has water on it. People can cross over your dock, but they can't linger and use your dock.

Meets & Bounds are 'written descriptions' of boundaries vs using surveyed metal stakes. There are many issues with Meets & Bounds measures. When buying property, get it surveyed as part of purchase agreement. General cost for survey ~\$1,500 min. If the land has a Meets & Bounds based history, the survey will be more costly.

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On dock placement issues, you can spend thousands of dollars going to court on where lines extend. Recommendation is to work it out with neighbors. Aka: there no "simple answer" on the rules.

5. Campground Rule Changes. Speaker: Jason Towne – Land and Services Director Burnett County

Some notes follow:

Campground Ordinances. Going forward it will be harder to get new campgrounds approved in Burnett Co. New ones must rezone to a new district, so we should not see many more coming through as Townships have veto power. Town of Sand Lake is trying to adopt zoning, which should mitigate additional campgrounds coming forward. Three campgrounds were in flight before rules changed. New Norman Landing and Dongola campsites appear to be not heavily used yet. (~3 campers in each). Bocan lawsuit is still tied up in court, trial date is October. Town of Oakland is implementing campsite "user fee" to collect additional revenue to offset lack of tax-based revenue. Oakland had 350-400 campers so could generate \$50K in revenue to fund additional public services needed (police, fire, ATV issues, etc). Once Oakland implements their user fee, other towns may follow suit. Bocan is now in court over his proposed campground so if he loses the lawsuit, then he would have to start zoning over again under new rules.

Docking/Boating (DNR rules). 2 slips for each 50 feet shore +1 for other 50 ft. Google "Wisconsin dock rules" to get the exact specs. Docks can only be out to a 3' draft on water.

Shoreline cutting, viewing/access corridor. Within 50 feet OHWM only 35 feet can be cleared per 100 feet frontage (must be vegetated, can't make a sand beach). Rest of shoreline is "no touch".

Impervious surfaces. (Hard surface, including gravel driveways). You are grandfathered-in for what you had before the law went into effect in 2016. So, if you had gravel, you could pave it. 15% of lot can be impervious surfaces without mitigation. 30% of lot with mitigation. Mitigation can be gutters to a rock trench for example.

Trade Lake animal pig farm 30K pigs. Still going through DNR approvals first, then they will come to county for permit and debate. County is working on revising Ag ordinance. This application is grandfathered in under old rules as permit process started already.

Riparian Zone: Dock is supposed to be in view zone/corridor of your property. Key note: dock line doesn't follow line of the lot lines out into the water, it depends on the shape of shoreline to determine direction dock can go out. Very complex set of rules determine placement.

6. Review/Approval of revised Bylaws

Discussion: Color coded modified Bylaws are on our website and hard copy was handed out to all at meeting.

Three biggest changes: a) membership changed from 1 mile to within 1000 ft of lake (aligned with DNR 1000-foot guidance). b) dues set by Board of Directors vs hard coding amount in bylaws. c) Voting changed to one vote per paid individual.

Motion to Approve: Unknown name

Second: Karen P

Discussion on bylaws: None

Vote: Approved

7. Election of Officers

President

Nominee: Dennis Loots – additional term

Discussion: No other nominations

Motion to Approve: Chip A

Second: Karen P

Vote: Unanimous

Vice President (Jim Anderson retired)

Nominee: Jane Jensen - new

Discussion: Jane is permanent resident on lake. Retired two years ago from sales @ Century Link.

Husband, Don, has lawn care business.

Motion to Approve: Chip A

Second: Unknown Name

Vote: Approved

Director at Large (1 of 3)

Nominee: Paul Hassing – additional term

Discussion: None

Motion to Approve: Chip A

Second: Unknown Name

Vote: Approved

Director at Large (2 of 3)

Nominee: NONE – position remains open

8. General Discussion – Get Lead Out

General discussion on why lead tackle is bad for wildlife (especially loons), and alternatives to lead were discussed. Big Mikes sells non lead gear.

9. General Discussion – Lake History Project

Looking for help to pull together information on Big Sand Lake History. There was general support for the idea. Dottie Cobb volunteered to help (but not own the whole project).

10. General Discussion – Other topics

DRN Launch/Landing – discussion on the landing barely being useable due to slope. Pros/Cons of beefing up landing, brings more transient people on the lake. Jason T said some lake landings are now getting cameras that capture license plates. When people know they are being watched, they do better job cleaning boats and not “power launching” a boat. A camera is something to consider for BSLA landing

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Jetskis & Wake Boats issues – only 2 wardens cover the Burnett Co. Doubtful they would be able to come and deal with a specific issue. Suggest you call the county/patrol officer to consider handling a specific issue. Even the sheriff dept is understaffed so they may not address if they have more urgent matters to tend to. WI studies are being done on Wake Boats destroying shoreline and vegetation down to 12 feet due to wake.

DNR did two fish surveys, (1) Walleye and (2) other fish. Report will come out this winter. Last fish survey was done seven years ago.

Flood insurance, prices have gone up and will go higher as congress has recently directed the insurance companies that they must cover costs. Banks require flood insurance for lending if you are in a flood plain. Key note is DNR flood plain maps are often not correct. Viola lake and Owl lake, for example, are wrong, showing flood plains 15' above where should be.

Meeting adjourned at 10:55am

This was not discussed at the meeting, but here is some additional information on our Facebook **Page** (Public to all) & **Private Group** (58 Members)

- When someone requests access to our Facebook Private Group there are two screening questions: (1) What is your Lake Address and (2) What is your email address. We get dozens of spam requests per month asking to access our group. Some are bad actors and others are people thinking this is a different Big Sand Lake. Therefore, requests are denied if the two questions are not answered appropriately.
- Don't "invite people" to join our Group via the FB link to invite people as it seems the screening questions then don't get presented to them. Have people search and find the Group directly then request their own access.
- Requesting access to our Facebook Private Group is authorizing us to add you to our email list.
- We would like to encourage use of the Facebook **Private Group** to communicate things of general interest to the BSLA members. Our FB Private Group has already been successful in reporting a broken free-floating raft and getting a lost/scared little dog returned to its owner.

Respectfully submitted

Chip Applegath
BSLA Secretary