

Cedar Lake Improvement Board Meeting Minutes
Public & Conference Call-In Meeting
Alcona County Courthouse
Commissioners Room
Friday, June 17, 2022 4:00 p.m.

1. Call to order 4:00 p.m.
2. Board Roll Call: Present---Vaughn, Brummund, Dailey, Wusterbarth, Campbell. Absent---Huebel, Strauer. There was a quorum. Also present Scribe Pat Dailey. Total of 5 participants joined meeting in person. Note: No one used the simultaneous conference call (audio only) services during the meeting.
3. Public Comment – n/a
4. Approval of 6-17-2022 Agenda – Motion to approve agenda as presented made by Brummund/Dailey. motion carried.
5. Approval of minutes of 5-20-2022 - Motion to approve minutes as presented made by Dailey/Campbell, motion carried.
6. Old Business
 - a. Jones Creek & Wetland Property Opportunity Purchase Agreement: The Chairman recapped the purchase agreement information and the time line of the property opportunity. Motion to purchase property as per purchase agreement made by Dailey/Campbell. Roll call vote: Dailey,yes, Wusterbarth, yes; Vaughn, yes; Brummund, yes; Campbell, yes. Motion carried. (During this discussion a brief power failure shut off the public conference call services for the remainder of the meeting.)
7. New Business – n/a
8. Public Comment: Frank Kramarz asked about the water augmentation project for Cedar Lake.
9. Next meeting date: TBA, determined by closing date for Jones Creek...possibly July 15.
10. Adjournment: Motion to adjourne made by Dailey/Wusterbarth at 4:23 p.m. motion carried.

TAX SUMMARY

Buyer: Cedar Lake Improvement Board
Seller: David E. Ries and Diane K. Ries
Settlement Agent: Landmark Title Corp.
Settlement Date: July 18, 2022
Property Location: 3325 W. Cedar Lake Rd.
 Greenbush, MI 48738
Proration Date: July 18, 2022
 Buyer is charged for day of closing in prorations.

	Summer Tax			Winter Tax			Assessments		
	Pay/Paid by Seller			Pay/Paid by Seller			No Proration/Escrow Only		
Status of Current Period									
Current Tax Period	07/01 thru 06/30			12/01 thru 11/30			01/01 thru 12/31		
Prorate On	17 Days Of 365			229 Days Of 365			198 Days Of 365		
Percent of period gone	4.65750			62.73970			54.24660		
	Tax Value	Est. Tax	Amount Paid	Tax Value	Est. Tax	Amount Paid	Assessed Value	Est. Tax	Amount Paid
Real/Prorations for EST		2,497.48			1,007.87				
Additional Real		388.33			399.60				
Total Real		2,885.81			1,407.47				
Total Buyer's Portion		2,751.40			524.43				
Sellers Portion of Real		134.41			883.04				
Total Seller Portion		134.41			883.04				

Landmark Title Corp.
ALTA Universal ID 0001411
109 S. State Street
Oscoda, MI 48750

File No./Escrow No.: 51504
Print Date & Time: July 12, 2022 at 08:00 AM
Officer/Escrow Officer: Bethany Nordeen
Settlement Location: 109 South State Street, Oscoda, MI 48750
Property Address: 3325 W. Cedar Lake Rd.
 Greenbush, MI 48738
Buyer: Cedar Lake Improvement Board
Seller: David E. Ries and Diane K. Ries
Lender:
Settlement Date: July 18, 2022
Disbursement Date: July 18, 2022

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
Financial				
	\$ 150,000.00	Sale Price of Property	\$ 150,000.00	
Prorations/Adjustments				
	\$ 2,751.40	Summer Tax 07/18/22 to 07/01/23	\$ 2,751.40	
	\$ 524.43	Winter Tax 07/18/22 to 12/01/22	\$ 524.43	
Loan Charges to				
Other Loan Charges				
Impounds				
Title Charges & Escrow / Settlement Charges				
\$ 1,002.50		Title - Owner's Title Insurance (optional) to Landmark Title Corp. Coverage: \$ 150,000.00 Premium: \$ 1,002.50		
\$ 100.00		Title - Settlement/Closing Fee to Landmark Title Corp.	\$ 100.00	
Commission				
\$ 9,000.00		Commission to Heritage House Realty, Oscoda/AuSable		

ALTA Settlement Statement Cash - Continued

Seller					Buyer	
Debit	Credit			Debit	Credit	
Government Recording and Transfer Charges						
		Recording Fee	to Alcona County Register of Deeds	\$ 35.00		
\$ 165.00		Deed:\$35.00 Transfer Tax - County	to Alcona County Register of Deeds			
\$ 1,125.00		Transfer Tax - State	to Alcona County Register of Deeds			
Payoffs						
Miscellaneous						
\$ 388.33		041-196-000-068-00	to Greenbush Township Treasurer			
\$ 2,497.48		2022 Summer Taxes 040-015-400-100-00	to Greenbush Township Treasurer			
\$ 90.00		2022 Summer Taxes Remote Closing Fee	to Landmark Title Corp.			
\$ 14,368.31	\$ 153,275.83	Subtotals		\$ 153,410.83		\$ 0.00
\$ 138,907.52		Balance Due FROM				\$ 153,410.83
\$ 153,275.83	\$ 153,275.83	Balance Due TO		\$ 153,410.83		\$ 153,410.83
		TOTALS		\$ 153,410.83		\$ 153,410.83

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Landmark Title Corp. to cause the funds to be disbursed in accordance with this statement.

Cedar Lake Improvement Board

BY: _____
Rex Vaughn, Chairman

David E. Ries

Diane K. Ries

Bethany Nordeen, Escrow Officer

WARRANTY DEED

The Grantor(s), **David E. Ries and Diane K. Ries, husband and wife**, whose address is 31750 Robinhood Drive, Beverly Hills, Michigan 48025,

Convey(s) and Warrant(s) to the Grantee(s), **Cedar Lake Improvement Board**, whose address is PO Box 53, Greenbush, Michigan 48738,

the following described premises situated in the County of Alcona and State of Michigan:

See Exhibit A - Legal Description

together with all and singular the improvements, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining thereto,

for the sum of **One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)** as full consideration,

subject to easements, covenants, rights, reservations, restrictions and rights of way of record (if any), and further subject to zoning ordinances, building and use restrictions, and all other applicable laws and governmental regulations, and further subject to the lien of taxes not yet due and payable.

(See signature(s) and notary acknowledgment(s) on next page(s))

Dated: July _____, 2022

David E. Ries

Diane K. Ries

STATE OF _____)
COUNTY OF _____) ss:

Subscribed and acknowledged before me, a Notary Public in and for said County, by **David E. Ries and Diane K. Ries, husband and wife**, on this day of July _____, 2022.

(affix notary stamp / seal)

X _____
Notary Public Signature
Print Notary Public Name: _____
State of _____, County of _____
My commission expires: _____
Acting in the County of _____

Drafted by: Robert K. Myles (P36055)
Landmark Title Corp.
109 S. State Street, Oscoda, MI 48750

Send subsequent tax bills and when
recorded return to: Grantee(s)

Recording Fee \$30.00 Tax Certification Fee \$5.00 Transfer Tax \$1,290.00

Note: This deed was prepared based on Title Commitment No. 51504 issued by Stewart Title Guaranty Company through its agent Landmark Title Corp. and information provided by Grantor and Grantee, and without legal opinion to Grantor and Grantee as to the condition of title.

Exhibit A
Legal Description

Situated in the Township of Greenbush, County of Alcona, and State of Michigan:

Parcel 1: Lot 68, except the South 50 feet thereof, and Lot 69, Map of First Addition to McClatchey's Cedar Lake Estates Subdivision, as per plat thereof recorded in Liber 1 of Plats, Page 163 of Alcona County Records.

Parcel 2A: Commencing at the South 1/4 corner of Section 15, Township 25 North, Range 9 East, thence North 00°26'00" East, along the North-South 1/4 line, 1479.20 feet to the Point of Beginning; thence continuing North 00°26'00" East, along said 1/4 line, 684.52 feet; thence North 89°42'29" East 714.79 feet; thence South 14°38'39" West, along the centerline of Cedar Lake Road, 328.80 feet; thence North 89°42'33" East 389.75 feet to an intermediate traverse line; thence South 23°50'07" West, along said traverse line, 273.30 feet; thence along the Northerly line of the Map of First Addition to McClatchey's Cedar Lake Estates Subdivision the following five courses, South 90°00'00" West 310.00 feet; thence North 89°57'24" West 271.25 feet; thence South 00°00'00" East 111.00 feet; thence South 84°30'00" West 276.00 feet; thence North 76°00'00" West 62.00 feet to the Point of Beginning. Including those lands between the side lot lines extended lying East of the intermediate traverse line and West of the shore of Cedar Lake.

Commonly known as 3325 W. Cedar Lake Rd., Greenbush, Michigan 48738

Property Tax No. 041-196-000-068-00 AND 040-015-400-100-00

The following provisions apply to the conveyance of unplatted property: The Grantor grants to the Grantee the right to make ALL division(s) allowed under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967. The number of divisions granted has been determined by Grantor and Grantee. If no number is inserted, the right to make divisions stays with the portion of the parent tract retained by the Grantor, if any; and if all of the parent tract is conveyed, then 100% or all division rights are granted to the Grantee. Drafter makes no assertions with respect to the applicability of or compliance with the Land Division Act and assumes no responsibility for the number of divisions granted.

This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right To Farm Act.

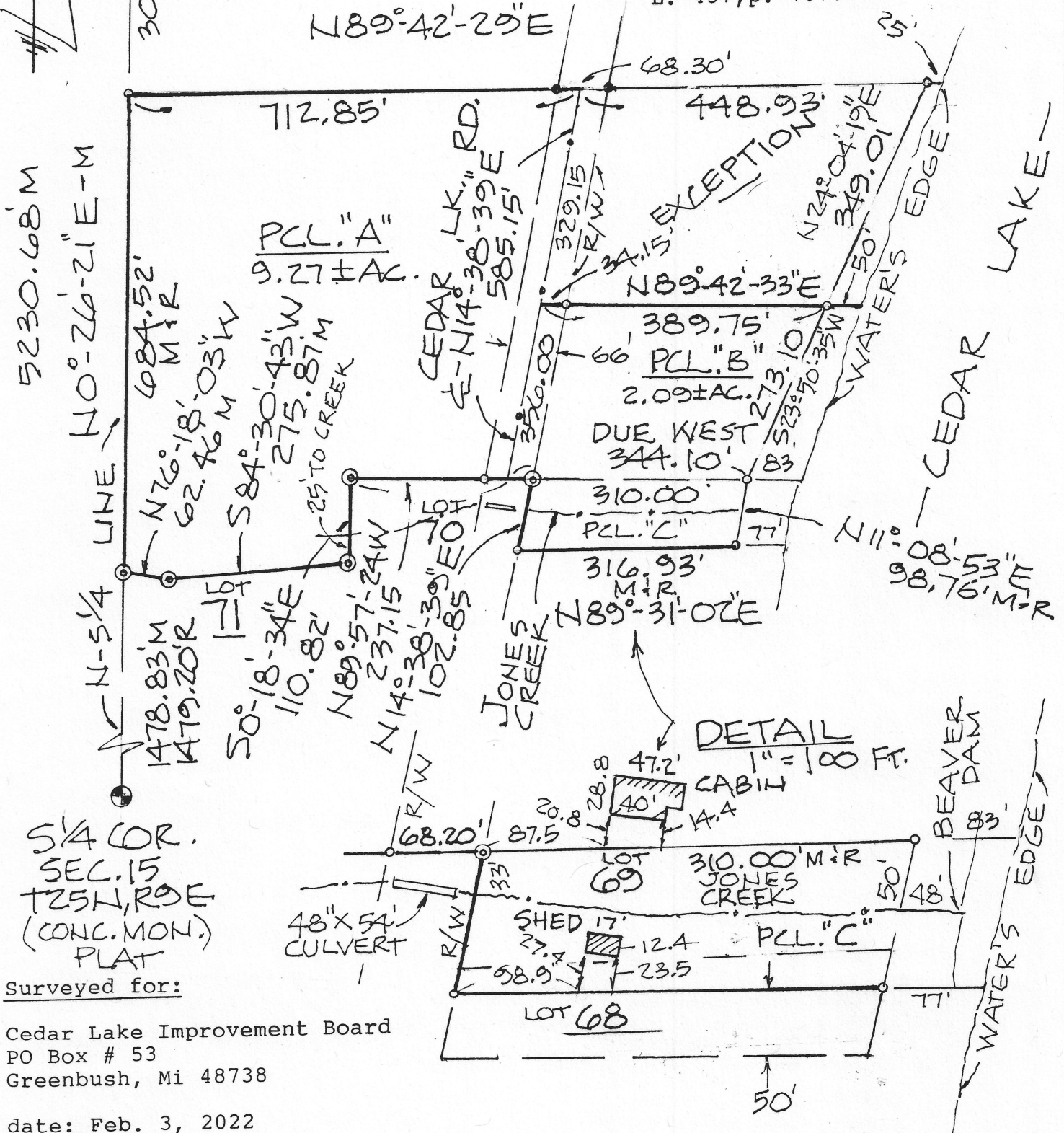
N 1/4 COR.
 SEC. 15
 T25N, R9E
 (PAV'T. BOX)
 WISSMILLER
 RD.

LEGEND:

- = SET 1/2" BAR + CAP
- = FOUND IRON
- ⊙ = " CONC. MON.
- M = MEASURED
- R = RECORDED

SCALE: 1" = 200 FT.

Ref: survey in
 L. 437, p. 1070-1



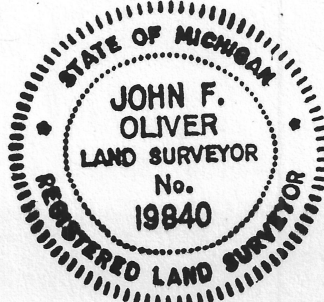
Surveyed for:

Cedar Lake Improvement Board
 PO Box # 53
 Greenbush, Mi 48738

date: Feb. 3, 2022

I, John F. Oliver, a Professional Surveyor in the State of Michigan, certify that I have surveyed the parcel(s) of land hereon described and that there are no encroachments except as shown and that I have complied with the survey requirements of Public Act 132 of 1970 and that the error of closure is less than 1 in 12,000.

John F. Oliver, P.S. 19840
 ALCONA AREA LAND SURVEY
 101 W. Millen St. box 435
 Lincoln, Mi 48742
 (989) 736-6210 fax 736-3483



SHEET 2 OF 2

Descriptions of land surveyed:

Parcel "A": Commencing at the South 1/4 Corner of Section 15, T25N, R9E, Greenbush Township, Alcona County, Michigan; thence N 00°26'21"E along the North and South 1/4 line of said section, 1478.83 ft to the Point of Beginning; thence continuing N 00°26'21"E along said 1/4 line, 684.52 ft; thence N 89°42'29"E 712.85 ft; thence S 14°38'39"W along the centerline of Cedar Lake Road, 585.15 ft; thence along the North line of Lots 70 and 71 of the First Addition to McClatchey's Cedar Lake Estates Subdivision as recorded in Liber 1 of Plats, page 163 of Alcona County Records in the following four(4) courses: N 89°57'24"W 237.15 ft, S 00°18'34"E 110.82 ft, S 84°30'43"W 275.87 ft and N 76°18'03"W 62.46 ft to the Point of Beginning. Said Parcel being a part of the E-1/2 of said Section 15 and containing 9.27 acres of land, more or less. Being subject to the rights of the public over the Easterly 33 feet thereof. Also being subject to easements, restrictions and zoning of record, if any.

Parcel "B": Commencing at the South 1/4 Corner of Section 15, T25N, R9E, Greenbush Township, Alcona County, Michigan; thence N 00°26'21"E along the North and South 1/4 line of said section, 1478.83 ft; thence along the Northerly line of Lots 71 and 70 of the First Addition to McClatchey's Cedar Lake Estates Subdivision as recorded in Liber 1 of Plats, page 163 of Alcona County Records, in the following four (4) courses: S 76°18'03"E 62.46 ft, N 84°30'43"E 275.87 ft, N 00°18'34"W 110.82 ft and S 89°57'24"E 237.15 ft to the Point of Beginning; thence N 14°38'39"E along the centerline of Cedar Lake Road, 356.00 ft; thence N 89°42'33"E 389.75 ft; thence S 23°50'35"W along the shore of Cedar Lake, 273.10 ft; thence Due West along the North line of Lot 69 of said McClatchey's Plat, 344.00 ft to the Point of Beginning. Said Parcel being a part of the E-1/2 of said Section 15 and containing 2.09 acres of land, more or less. Being subject to the rights of the public over the Westerly 33 feet thereof. Side Parcel lines extend to the water's edge of Cedar Lake. Being subject to easements, restrictions and zoning of record, if any.

Parcel "C": Lot 68, EXCEPT the South 50 feet and entire Lot 69 of the First Addition to McClatchey's Cedar Lake Estates Subdivision in Section 15, T25N, R9E, Greenbush Township, Alcona County, Michigan as recorded in Liber 1 of Plats, page 163 of Alcona County Records. Containing 0.71 acres of land, more or less. Side lines extend to the water's edge of Cedar Lake. Being subject to easements, restrictions and zoning of record, if any.

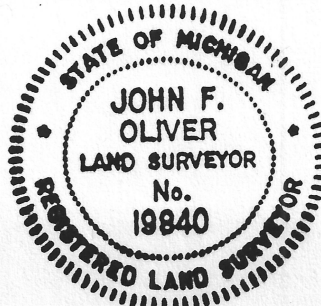
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Cedar Lake Improvement Board
PO Box # 53
Greenbush, Mi 48738

date: Feb. 3, 2022

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John F. Oliver, P.S. 19840
ALCONA AREA LAND SURVEY
101 W. Millen St. box 435
Lincoln, Mi 48742
(989) 736-6210 fax 736-3483





INVOICE

Payment Instructions: Clarke Aquatic Services, Inc.

ACH Banking: Bank of America - Account: 8666607118 - Routing: 071000039

Payment Online: Visit our website at <https://www.clarke.com/billpay>

Paper Check: 16308 Collections Center Drive, Chicago, IL 60693

Invoice #: 000013114

Invoice Date: 07/12/22

Terms: Net 30 Days

Due Date: 08/11/22

Customer #: 090644

Customer PO #: NA

B
I
L
L

T
O

Cedar Lake Improvement Board
PO Box 53

Greenbush, MI 48738-0053

Rex Vaughn

Agreement no 1000011218

Consultant Peter Flipansick

Description	Total
CLARKE AQUATIC MAINTENANCE SERVICES	
W9's can be found on our website at www.clarke.com	
Treatment completed on June 22, 2022:	
18.2 acres with #13. Nuisance native plant control (Diquat & Endothal Carfentrazone) at \$385 per acre AND	
#9. Chelated Copper Enhancement at \$55 per acre = \$8,008.00	
9.9 acres with #25. Nearshore Hybridized Milfoil Control (ProcellaCOR) at \$780 per acre = \$7,722.00	
2.9 acres with #5. Macroalgae Control (Chelated Copper & Endothal) at \$190 per acre = \$551.00	
Treatment Total = \$16,281.00	
Order total	16,281.00

Clarke Aquatic Services, Inc. is a Clarke Company

**** Fraud Alert: Our banking details have not changed.**

Please call 800-323-5727 x3139 if you are asked to change banking information.

Total:

16,281.00

Clarke will charge applicable sales taxes unless a valid exemption certificate is Emailed to: accountsreceivable@clarke.com or faxed to: 630-672-7439



Final Details for Order #114-9562710-4269054

Print this page for your records.

Order Placed: May 3, 2022

Amazon.com order number: 114-9562710-4269054

Order Total: \$116.90

Shipped on May 3, 2022

Items Ordered

Price

1 of: *Original HP 97 Tri-color Ink Cartridge | Works with HP DeskJet 460, 5000, 6000, 9800; OfficeJet H470, 100, 6200, 7000; PhotoSmart B8350, 300, 400, 2000, 8000; PSC 1600, 2350 Series | C9363WN* \$67.40
 Sold by: 2-Day Business Supplies ([seller profile](#))

Condition: New

1 of: *Original HP 94 Black Ink | Works with DeskJet 460, 5740, 6500, 6620, 6800, 9800; OfficeJet H470, 100, 6200, 7210, 7310, 7410; PhotoSmart 2610, 2710, 7850, 8150, 8459; PSC 1600, 2350 Series | C8765WN* \$42.89
 Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

Rex Vaughn
 6295 Pinecroft Court
 Flint, MI 48532-2124
 United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Amazon.com Visa Signature | Last digits: 8973

Item(s) Subtotal: \$110.29

Shipping & Handling: \$0.00

Billing address

Rex Vaughn
 6295 Pinecroft Court
 Flint, MI 48532-2124
 United States

Total before tax: \$110.29

Estimated tax to be collected: \$6.61

Grand Total: \$116.90

Credit Card transactions

Visa ending in 8973: May 3, 2022: \$116.90

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2022, Amazon.com, Inc. or its affiliates

Order Details

May 18, 2022
Order 9855639178

\$33.84 (4 items)

Pickup items (4)

Date
Thu, May 19 at
10:00 AM - 11:00 AM

Flint Sam's Club
4373 Corunna Rd.
Flint, MI 48532

HP Printer Paper, All-in-One 22lb Copy Paper, 96
Bright, 8,5x11 - 1 Mega Ream (750 Sheets)
Item 980196687

Qty 4

\$31.92
\$7.98 each

Subtotal (4 items)	\$31.92
Pickup fee	\$0.00
Shipping	\$0.00
Product fees	\$0.00
Sales tax	\$1.92
Gift Option	\$0.00

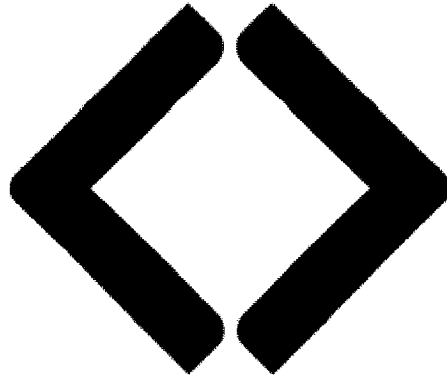
Total	\$33.84
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MASTERCARD *5755

\$33.84

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available.



sam's club™

CLUB MANAGER

FLINT, MI

05/26/22 13:02 5904 8291 83

0980035070	MM 2IN BNDR	14.98	T
	SUBTOTAL	14.98	
TAX 1	6 %	0.90	
	TOTAL	15.88	
MASTERCARD CREDIT TEND		15.88	
MASTERCARD	**** * 5755		
	CHANGE DUE	0.00	

ITEMS SOLD 1

TC# 0360 4807 6196 4979 2914



05/26/22 13:02

Office DEPOT OfficeMax

FLINT - (810) 230-7741

04/28/2022 12:00 PM



V2VT9PQP545XM6CMR

SALE 263-3-2245-1022120-22.4.1
592057 DIVIDER,8TAB,P
2 @ 4.49 8.98

You Pay 8.98S
Subtotal: 8.98
Sales and Use Tax 0.54
Total: 9.52
MasterCard 8802: 9.52

AUTH CODE 13407Z
TDS Contactless
AID A0000000041010 MASTERCARD
TVR 0000008001
CVS No Signature Required

REX VAUGHN 17*****491

Get 2% back in rewards on your favorite supplies & more - including furniture and technology. Plus, next-day rewards on select offers, rewards for recycling and more
Visit officedepot.com/rewards

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For assistance, please call Customer Care at 888-263-3423.

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WE WANT TO HEAR FROM YOU!
Visit survey.officedepot.com
and enter the survey code below:
1695 65G4 SDN5

Office DEPOT OfficeMax

FLINT - (810) 230-7741

05/19/2022 11:37 AM



V2VTYP3P343566WWR

SALE 263-1-8934-1022120-22.4.1
208945 BDR,ODP,VW,1.5
4 @ 8.09 32.36

You Pay 32.36S
1402759 Envelope Ltr A 15.49 S
Subtotal: 47.85
Sales and Use Tax 2.87
Total: 50.72
MasterCard 4293: 50.72

AUTH CODE 72758Z
TDS Contactless
AID A0000000041010 MASTERCARD
TVR 0000008001
CVS No Signature Required

REX VAUGHN 17*****491

Get 2% back in rewards on your favorite supplies & more - including furniture and technology. Plus, next-day rewards on select offers, rewards for recycling and more
Visit officedepot.com/rewards

Shop online at www.officedepot.com

WE WANT TO HEAR FROM YOU!
Visit survey.officedepot.com
and enter the survey code below:

V69B 9QZQ SDPB
