

**BALDWIN LAKE
LAKE IMPROVEMENT BOARD
Meeting**

September 15, 2025

A public hearing of the Baldwin Lake, Lake Improvement Board was held at the Eureka Township Hall on the 15th day of September 2025, at 4:00 P.M.

The meeting was called to order by Don G at 4:01 p.m.

PRESENT: Don Gibbs – City of Greenville Representative
Don Burns – Abutting Property Owner's Representative
Linda Weger – Eureka Township Representative

ABSENT: Jack Johnson – Board of Commissioner's Representative
Todd Sattler – Treasurer/Drain Commissioner

ALSO

PRESENT: Anne Gaylord – MCDC

A motion was made by Don B and seconded by Linda to approve the agenda as presented. Motion carried.

A motion was made by Linda and seconded by Don B to approve the minutes from July 21, 2025, as presented. Motion carried.

Public Comment

No public present.

Financial Update

Don G provided a financial update to the board including a current balance of \$30,250.21. He noted that they have earned about \$1,000 in interest this year.

Old Business

2025 Season Review – Don provided a review of the season. Per Jaimee, sonar should not be necessary next year. The lake does not have full coverage and only needs spot treatment. There was almost no Eurasian milfoil this year. They are waiting for the written report on the current water quality results, but there haven't been any E. coli concerns since the sewer system went in. Don G is very pleased with PLM and Jaimee.

New Business

PLM Recommendations for 2026 – Don G advised that they will continue to spot treat as needed, but no sonar is necessary at this time. The schedule for next season will be sent out in April.

Tax Roll and Budget – A motion was made by Linda and seconded by Don B to assess \$13,860 for 2025 and accept the tax roll as presented at the public hearing. Motion carried.

PLM Contract – Don G noted that the contract prices are the same and they are very happy with the service. PLM has provided single and multi-year contracts.
A motion was made by Don B and seconded by Linda to sign a 5-year contract with PLM. Motion carried.
Anne advised that Jack Johnson is the new representative for the Board of Commissioners.

There being no further business to come before the Lake Board, a motion was made by Linda and seconded by Don B to adjourn the meeting at 4:23 p.m. Motion carried.

Todd Sattler, Secretary
Baldwin Lake, Lake Board

State of Michigan }
 } ss:
County of Montcalm }

I hereby certify that the foregoing is a true and complete copy of the minutes of a meeting of the Baldwin Lake, Lake Improvement Board, Montcalm County, Michigan held on September 15, 2025, and that said minutes are on file in the office of the Montcalm County Drain Commissioner and posted on the county website at montcalm.org and are available to the public.

I further certify that notice of the meeting was posted at least 18 hours before the meeting at the office of the Montcalm County Drain Commissioner, which is the principal office of the Baldwin Lake, Lake Improvement Board.

Todd Sattler
Montcalm County Drain Commissioner

Baldwin Lake Finance Sheet 2021 - 2025 (84001)

Monday, September 15, 2025

Date	Vendor	Description	Check	Expenses	Revenue	Balance
10/1/2020		Beginning Balance				\$ 25,540.89
12/8/2020	Montcalm County	2021 Permit Fee	156648	\$ 400.00		\$ 25,140.89
4/30/2021	Montcalm County	2020 Delinquent Settlement			\$ 1,576.58	\$ 26,717.47
5/1/2021	Montcalm County	2020 Collected Settlement			\$ 12,283.42	\$ 39,000.89
6/10/2021	PLM Lake & Management	05/19/2021 Algae & Weed Treatment	159716	\$ 3,030.00		\$ 35,970.89
6/24/2021	PLM Lake & Management	06/09/2021 Algae & Weed Treatment	160014	\$ 1,260.00		\$ 34,710.89
7/29/2021	PLM Lake & Management	07/07/2021 Algae & Weed Treatment	160798	\$ 1,561.00		\$ 33,149.89
8/19/2021	PLM Lake & Management	08/08/2021 Algae & Weed Treatment	161129	\$ 2,341.00		\$ 30,808.89
9/23/2021	PLM Lake & Management	09/13/2021 Algae & Lily Pad Treatment	161712	\$ 1,099.50		\$ 29,709.39
12/2/2021	PLM Lake & Management	2022 Permit Fee	163160	\$ 875.00		\$ 28,834.39
5/12/2022	PLM Lake & Management	05/04/2022 Sonar Treatment	166360	\$ 12,037.20		\$ 16,797.19
5/23/2022	Montcalm County	2021 Collected Settlement			\$ 13,241.34	\$ 30,038.53
5/23/2022	Montcalm County	2021 Delinquent Settlement			\$ 618.66	\$ 30,657.19
6/9/2022	PLM Lake & Management	05/25/2022 Algae & Weed Treatment	166952	\$ 757.50		\$ 29,899.69
7/5/2022	PLM Lake & Management	06/22/2022 Algae Treatment	167404	\$ 757.50		\$ 29,142.19
7/5/2022	PLM Lake & Management	Sonar Bump - Up Treatment	167404	\$ 1,556.66		\$ 27,585.53
7/5/2022	Spicer	ARC GIS Support	167408	\$ 32.80		\$ 27,552.73
7/5/2022	Spicer	ARC GIS Support	167408	\$ 41.75		\$ 27,510.98
8/4/2022	PLM Lake & Management	07/19/2022 Algae Treatment	167935	\$ 818.10		\$ 26,692.88
8/25/2022	PLM Lake & Management	08/11/2022 Water Quality Program	168441	\$ 797.90		\$ 25,894.98
9/8/2022	PLM Lake & Management	08/26/2022 Algae Treatment	168534	\$ 640.85		\$ 25,254.13
12/22/2022	State of Michigan	2023 Permit Fee	171025	\$ 450.00		\$ 24,804.13
1/31/2023	Huntington Bank	Interest Income			\$ 55.83	\$ 24,859.96
2/28/2023	Huntington Bank	Interest Income			\$ 93.75	\$ 24,953.71
3/31/2023	Huntington Bank	Interest Income			\$ 79.84	\$ 25,033.55
4/30/2023	Huntington Bank	Interest Income			\$ 78.89	\$ 25,112.44
5/2/2023	Montcalm County	2022 Delinquent Settlement			\$ 319.31	\$ 25,431.75
5/8/2023	Montcalm County	2022 Collected Settlement			\$ 13,540.69	\$ 38,972.44
5/31/2023	Huntington Bank	Interest Income			\$ 114.15	\$ 39,086.59
6/7/2023	PLM Lake & Management	05/16/2023 Weed & Algae Treatment	174289	\$ 954.45		\$ 38,132.14
6/22/2023	PLM Lake & Management	06/12/2023 Weed & Algae Treatment	174640	\$ 3,957.18		\$ 34,174.96
6/30/2023	Huntington Bank	Interest Income			\$ 110.59	\$ 34,285.55
7/31/2023	Huntington Bank	Interest Income			\$ 112.80	\$ 34,398.35
7/31/2023	PLM Lake & Management	07/13/2023 Weed & Algae Treatment	175484	\$ 3,346.13		\$ 31,052.22
8/24/2023	PLM Lake & Management	08/14/2023 Weed & Algae Treatment	175848	\$ 2,319.95		\$ 28,732.27
8/31/2023	Huntington Bank	Interest Income			\$ 94.88	\$ 28,827.15
9/30/2023	Huntington Bank	Interest Income			\$ 90.09	\$ 28,917.24
10/31/2023	Huntington Bank	Interest Income			\$ 93.37	\$ 29,010.61
11/30/2023	Huntington Bank	Interest Income			\$ 89.48	\$ 29,100.09
12/14/2023	State of Michigan	2024 Permit Fee	178397	\$ 450.00		\$ 28,650.09
12/31/2023	Huntington Bank	Interest Income			\$ 91.43	\$ 28,741.52
1/31/2024	Huntington Bank	Interest Income			\$ 93.71	\$ 28,835.23
2/7/2024	City of Greenville	2023 Drain Assessment			\$ 2,524.53	\$ 31,359.76
2/29/2024	Huntington Bank	Interest Income			\$ 86.40	\$ 31,446.16
3/31/2024	Huntington Bank	Interest Income			\$ 98.60	\$ 31,544.76
4/2/2024	United States Postal Service	20223 Treatment Notice	180549	\$ 67.86		\$ 31,476.90
4/30/2024	Huntington Bank	Interest Income			\$ 96.29	\$ 31,573.19
5/13/2024	Montcalm County	2023 Delinquent Settlement			\$ 506.17	\$ 32,079.36
5/13/2024	Montcalm County	2023 Collected Settlement			\$ 10,330.38	\$ 42,409.74
5/23/2024	PLM Lake & Management	05/13/2024 Weed & Algae Treatment	181725	\$ 2,009.90		\$ 40,399.84
5/31/2024	Huntington Bank	Interest Income			\$ 118.81	\$ 40,518.65
6/27/2024	PLM Lake & Management	06/10/2024 Weed & Algae Treatment	182543	\$ 4,303.91		\$ 36,214.74
7/1/2024	Huntington Bank	Interest Income			\$ 125.97	\$ 36,340.71
7/25/2024	PLM Lake & Management	07/09/2024 Algae Treatment	183174	\$ 872.64		\$ 35,468.07
7/31/2024	Huntington Bank	Interest Income			\$ 115.45	\$ 35,583.52
8/22/2024	PLM Lake & Management	08/13/2024 Weed Treatment	183586	\$ 4,531.55		\$ 31,051.97
8/31/2024	Huntington Bank	Interest Income			\$ 106.19	\$ 31,158.16
9/30/2024	Huntington Bank	Interest Income			\$ 96.59	\$ 31,254.75
10/10/2024	PLM Lake & Management	09/26/2024 Lily Pad Treatment	184547	\$ 959.50		\$ 30,295.25
10/31/2024	Huntington Bank	Interest Income			\$ 90.29	\$ 30,385.54
11/30/2024	Huntington Bank	Interest Income			\$ 81.59	\$ 30,467.13
12/5/2024	State of Michigan	2025 Permit Fee	185962	\$ 450.00		\$ 30,017.13
12/31/2024	Huntington Bank	Interest Income			\$ 78.39	\$ 30,095.52
1/31/2025	Huntington Bank	Interest Income			\$ 78.26	\$ 30,173.78

Baldwin Lake Finance Sheet 2021 - 2025 (84001)						
2/28/2025	Huntington Bank	Interest Income			\$ 68.03	\$ 30,241.81
3/31/2025	Huntington Bank	Interest Income			\$ 76.08	\$ 30,317.89
4/30/2025	Huntington Bank	Interest Income			\$ 76.51	\$ 30,394.40
5/8/2025	United States Postal Service	2025 Treatment Notice	189061	\$ 60.03		\$ 30,334.37
5/31/2025	Huntington Bank	Interest Income			\$ 77.66	\$ 30,412.03
6/3/2025	Montcalm County	2024 Collected Settlement			\$ 9,967.93	\$ 40,379.96
6/3/2025	Montcalm County	2024 Delinquent Settlement			\$ 3,892.07	\$ 44,272.03
6/5/2025	PLM Lake & Management	05/15/2025 Weed & Algae Treatment	189622	\$ 1,286.40		\$ 42,985.63
6/26/2025	PLM Lake & Management	06/09/2025 Weed & Algae Treatment	190240	\$ 4,852.10		\$ 38,133.53
6/30/2025	Huntington Bank	Interest Income			\$ 97.86	\$ 38,231.39
7/10/2025	Spicer Group	GIS Updates	190331	\$ 197.00		\$ 38,034.39
7/17/2025	PLM Lake & Management	07/07/2025 Weed & Algae Treatment	190773	\$ 4,360.88		\$ 33,673.51
7/24/2025	PLM Lake & Management	07/10/2025 Weed Treatment	190827	\$ 266.33		\$ 33,407.18
7/24/2025	United States Postal Service	Resident Notification - Public Hearing	190834	\$ 61.71		\$ 33,345.47
7/31/2025	Huntington Bank	Interest Income			\$ 90.87	\$ 33,436.34
8/7/2025	View Newspaper Group	Public Hearing & Resolution Publication		\$ 920.55		\$ 32,515.79
8/31/2025	Huntington Bank	Interest Income			\$ 80.40	\$ 32,596.19
9/4/2025	PLM Lake & Management	08/12/2025 Algae Treatment	191719	\$ 823.10		\$ 31,773.09
TBD	PLM Lake & Management	Lily Pad Treatment	TBD	\$ 1,522.58		\$ 30,250.51
Remaining Balance						\$ 30,250.51

BALDWIN LAKE
LAKE IMPROVEMENT BOARD

ANNUAL MEETING

SEPTEMBER 15, 2025
4:00 PM

Drain Office
Stanton, MI

AGENDA

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Minutes: July 21, 2025**
- 4. Treasurer's Report**
- 5. Old Business**
 - a. Review 2025 Season-Don**
 - b. Additional Old business**
- 6. New business**
 - a. PLM recommendations for 2026**
 - b. Budget and tax roll assessment (\$13860)**
 - c. Approval of Multi-Year PLM Contract**
 - d. Additional Business**
- 7. Public Comment**
- 8. Next Annual Meeting: September 21, 2026**
- 9. Adjourn**

Board Members:

Todd Satler, Montcalm County Drain Commissioner
Jack Johanson, Montcalm County Commissioner District 2
Donald Gibbs, City of Greenville Representative
Don Burns, Abutting Property Owner Representative
Linda Weger, Eureka Township Representative

**Baldwin Lake
Lake Improvement Board Meeting**

**September 15, 2025
4:00 PM**

**Montcalm County Drain Office
211 W Main St
Stanton, Michigan**

ATTENDANCE RECORD

1. Don Burns
2. DON BURNS
3. Julie Weger
4. Anne Grayford-Mede
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____