

**WALLED LAKE  
LAKE IMPROVEMENT BOARD MEETING  
MEETING MINUTES  
SEPTEMBER 16, 2025**

The meeting of the Lake Improvement Board for Walled Lake was held at the Novi Civic Center Council Chambers. The meeting was called to order by Tina Miller, Chairperson, at 2:02 pm.

Present:

Tina Miller, Riparian Owner Representative (Chairperson)  
Megan Mikus, City of Novi Representative (Secretary-Treasurer)  
Karen Warren, Oakland County Water Resource Commissioner's Representative  
Dennis O'Rourke, City of Walled Lake Representative

Absent (excused):

Robert Smiley, Oakland County Board of Commissioners' Representative

Also, present:

Mark Roberts, Attorney, Secrest Wardle  
Angela Maynard, City of Novi, Customer Service Representative

**Public Comment**

Jerry Anderson of 127 S Pontiac Trail, Walled Lake, Lake Area Homeowners Association (LAHA) President – Thanked the Board for how well the assessment meeting was handled. Also, thanked Board and Chair for treating the lake. He raised concerns about the low water level on Walled Lake.

Mark Adams of 1721 E Lake Drive, Novi – He is concerned about the water level on the lake and the dam. He provided some pictures from 2004/05 about the dam. He thinks things will only get worse and thinks something needs to be done.

Michael Condon of 1141 W Lake Drive, Novi – He is also concerned about the lake level. Stated he hears we have the lake level set from a study done back in 1984, but the lake has changed a lot over the past 40 years. He is asking the Board to invest in a new lake level study and is looking for a long-term solution.

Ryan Woloszyk, Lake Level Engineer for Oakland County Water Resource Commissioner's Office– He explained the overflow around the lake level structure, the legal lake level, how the new sensors help them maintain the lake level, and how the lake level structure is maintained.

**Approval of August 7, 2025 Minutes**

The Secretary noted two typos for correction:

1. Pg 1- O'Rourke is the Walled Lake Representative, not the Novi Representative.
2. Pg 4- it should be Member Smiley, not Member Roberts.

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**Moved by O'Rourke, Supported by Mikus;**

**CARRIED 4-0: To approve the Minutes of the August 7, 2025 meeting with the two corrections.**

**Treasurer's Report through August 31, 2025**

Member Mikus shared that the balance on hand through August 31, 2025 is \$197,519.63.

**Moved by Mikus, Supported by O'Rourke;**

**CARRIED 4-0: To accept the 2025 Treasurer's Report through August 31, 2025.**

**Certification of Delinquent Assessment Reports from Walled Lake and Novi**

Member Mikus reported that the City of Walled Lake paid the 2024 Walled Lake Improvement Board Assessment in full in March 2024. The City of Walled Lake is reporting 40 delinquent parcels. The City of Novi reports that a total of 23 parcels are delinquent for the City of Novi. She also explained the payment process for the City of Walled Lake and that they pursue any delinquencies directly through the County.

**Moved by Mikus, Supported by O'Rourke;**

**CARRIED 4-0: To certify the delinquent assessment reports received from the City of Novi and Walled Lake.**

**Discussion of 2025 Treatments to Date**

Savin Lake Services Operation Manager Matt Novonty, participating remotely via Teams, went over the treatments completed in 2025 and the 2025 BioBase Survey Report.

Savin Lake Services Operations Manager Novonty proposed a treatment of five beds of Eurasian watermilfoil using the full rate/ standalone ProcellaCOR. The costs to treat all five beds would be more than the budgeted amount for treatment for 2025; therefore, use of reserves would be needed. Member Warren recommended postponing this discussion until additional budgetary analysis could be done. Board members asked Savin Lake Services for alternative proposals of the various scenarios and how they would impact treatment costs for years 2026 and any future years.

**Moved by Mikus, Supported by O'Rourke;**

**CARRIED 4-0: To table treatment recommendations for 2025 and 2026.**

**The Chair asked for a roll-call vote.**

**Mikus- Yes**

**O'Rourke-Yes**

**Warren- Yes**

**Miller-Yes**

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**Consideration of renewal with Savin Lake Services for 2026 Lake Treatment**

No discussion.

**Moved by O'Rourke, Supported by Warren;**

**CARRIED 4-0: To renew services with Savin Lake Services for 2026 Lake treatment and authorize Chair to properly execute the contract.**

**Discussion about renewal of insurance coverage for the board**

Member Mikus solicited a quote for the new annual premium from the insurance broker but it was not yet available. The insurance broker assumes the premium increase will not be more than 5% of the current \$3K rate; however, Member Mikus budgeted a 10% increase to be conservative.

**Moved by Mikus, Supported by O'Rourke;**

**CARRIED 4-0: To renew insurance coverage for the Board when the premium is available.**

**Approval of the 2026 Budget**

This item was tabled since more details on the standalone ProcellaCOR treatment of Eurasian watermilfoil would be needed to determine the 2026 budget.

**Moved by Mikus, Supported by O'Rourke;**

**CARRIED 4-0: To table the approval of the 2026 Budget until the treatment plan is determined.**

**Public Comment**

None

**Other Business**

Member O'Rourke asked Ryan Woloszyk, WRC Lake Level Engineer, about the lake level structure water loss. Woloszyk went over the upcoming maintenance of the lake level structure.

The next meeting was tentatively scheduled for September 26 at 1:00 pm to discuss the two items that were tabled (treatment and budget).

**ADJOURNMENT:** There was no further business to come before the Lake Improvement Board; Member Mikus made a motion to adjourn, supported by O'Rourke. All were in favor. The meeting was adjourned at 3:36 pm.

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Megan Mikus  
Secretary/ Treasurer