

## AGENDA

### WALLED LAKE LAKE IMPROVEMENT BOARD MEETING

SEPTEMBER 26, 2025  
1:00 PM

Novi Civic Center  
45175 Ten Mile Road  
Novi, MI

- I. Call Meeting to Order
- II. Roll Call
- III. Public Comment
- IV. Approval of Minutes of September 16, 2025 Meeting
- V. Discussion of 2025 Treatments and 2026 Treatment Recommendations by Savin Lake Services
- VI. Approval of 2026 Budget
- VII. Public Comment
- VIII. Other Business
- IX. Adjournment

**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.

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

**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**

**Mille-Yes**

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

**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



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## Walled Lake

2025, 2026, and beyond Treatment Options/Plan  
Prepared for September 26, 2025 Board Meeting.

### End of Season 2025 Treatment Options

Bed #	Priority	Cost To Treat	ECC
1	1	~\$55,000	Yes
2	2	~\$28,000	Yes
3+4	3	~\$18,000	Yes*
5	3	~\$18,000	Yes*

\*Beds 3, 4, and 5 are currently not ECC eligible as shown in the image. However in 2026 we believe they will be eligible as their size should grow to be at least 10 acres.

**Bed 1:** 20-25 acres in size, bed 1 is very dense in milfoil. Our original 2025 plan for the fall treatment of milfoil had around \$50,000 designated for the treatment and this bed would be the one chosen for that treatment. Due to its location, density, and size, this bed is our top priority for treatment.

**Bed 2:** a long but thin bed north of the buoys. This bed is also dense in nature. Due to its thin bed width, it requires higher rates of ProcettaCOR use per acre. Total area is about 10 acres. This bed is our priority #2 for treatment.

**Beds 3 & 4:** Smaller bed at the north end of the lake. Bed 3 is less dense, sporadic, compared to beds 1 and 2. Bed 4 is more dense than 3. When considered distinct beds, they are not applicable for the treatment guarantee by the manufacturer (as beds need to be 10 contiguous acres). However in 2026, we believe the beds will be connected along the drop off and will be eligible. These beds are priority #3 for treatment.







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Bed 5: Similar to beds 3 and 4, the total size of Bed 5 as described on the map is less than 10 acres. However in 2026 with an additional survey we believe an updated map will show the bed to be at least 10 acres and eligible for the guarantee. The bed has a mix of slightly dense areas and less sporadic areas. This bed is considered similar in priority to beds 3 and 4.

### **What is the guarantee/ECC?**

The manufacturer of ProcellaCOR offers a guarantee to applicators (Savins) that a treatment plan will be effective for 3 years (including the year of treatment). What this means for Walled Lake is should any milfoil regrow in the approved area of treatment we will be able to retreat that milfoil with ProcellaCOR at a low cost. For example, should bed #2 be treated under the ECC in 2026, but it regrows in 2027, Savins will be able to retreat that milfoil at a cost of around \$1,000 versus the \$28,000 treatment cost. Therefore we would like to utilize the ECC if possible.

Unfortunately, there has been a change in availability of using the ECC in 2025. Before the 9/16 meeting, I was told verbally that the manufacturer would grant the ECC for beds 1 and 2 this fall. So I gave the board that information at the meeting. However, I received a phone call the morning of 9/17 stating that that is not the case, and the guarantee is not given for treatments in September or October. So no guarantee will be made for 2025 at this point. Should beds 3 and 4 be combined to 10 acres and bed 5 grow to 10 acres in size, all beds listed in the map will be covered by the ECC in 2026.



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## Treatment Options/Plan

### 1) Option 1

- a) Falling in line with the original plan we prescribed at the end of 2024, we would treat Bed 1 mid week following the 9/26 meeting with ProcellaCOR.
- b) In 2026, we would acquire the ECC for treatments of beds 2-5 and perform the ProcellaCOR treatment in May of 2026. Some excess funds would need to be used for this treatment (**~\$25,000 in excess funds**).
- c) We would begin collecting water quality data for the use of Galleon in 2027. ProcellaCOR use would minimize in 2027 and beyond.

### 2) Option 2

- a) Same as option 1: Falling in line with the original plan we prescribed at the end of 2024, we would treat Bed 1 mid week following the 9/26 meeting with ProcellaCOR
- b) We would also treat bed 2 in 2025 requiring **excess funding of about \$30,000**.
- c) ECC would be used for treatment in spring of 2026 for beds 3, 4, and 5. No excess funding for this treatment.
- d) We would begin collecting water quality data for the use of Galleon in 2027. ProcellaCOR use would minimize in 2027 and beyond.

### 3) Option 3

- a) Treat bed 1 (same as options 1 and 2)
- b) We would also treat all remaining beds in 2025. **Excess funds of around \$65,000** would need to be used.
- c) Minimum routine treatment of ProcellaCOR in 2026 (no large beds). **Expected \$45,000 price reduction in 2026**.
- d) We would begin collecting water quality data for the use of Galleon in 2027. ProcellaCOR use would minimize in 2027 and beyond.

### 4) Option 4

- a) We do no treatment in fall of 2025
- b) Beds 1-5 area all treated under ECC in spring of 2026. **Excess funds of around \$80,000 will need to be used. (around \$55,000 excess funds generated in 2025 because of no fall treatment)**.
- c) We would begin collecting water quality data for the use of Galleon in 2027. ProcellaCOR use would minimize in 2027 and beyond.

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**Points:**

- Treating more in 2025 will lead to less unexpected additional growth in 2026. These numbers are based on low regrowth.
- Treating more in 2025 means less beds covered under the ECC in 2026.
- Regardless of what is accomplished in 2025 and 2026, we are planning on beginning Galleon use in 2027. Galleon is the systemic herbicide used for Curly Leaf Pondweed.
- Some funding will be made in the budget to treat small amounts of milfoil in 2027 and beyond, however the majority of the funding will need to be utilized for Galleon. Galleon is a 3 year plan (2027 to 2029), so it is necessary to treat as much milfoil as possible by end of 2026.
- In all 4 options, between 2025 and 2026 around \$25,000 to \$30,000 of "Current" excess funds would need to be used. Regardless if we spend more now to save later, or vice versa, the math comes out to be the same use of allotted budget plus 25k to 30k.
- Galleon is an expensive product, and while I don't have exact figures for you for 2027, I can confidently say that excess funding will need to be utilized for 2027 and 2028, if we still perform the routine treatments of Starry Stonewort, nuisance natives, and some small cleanup of milfoil beds. If all treatment options are performed, approximately \$30,000 to \$50,000 per year.

Matt Novotny

Operations Manager  
Savin Lake Services  
A Jones Lake Management Partner



## Mikus, Megan

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**From:** Matt Novotny <mattnovotny@lakeandpond.com>  
**Sent:** Tuesday, September 23, 2025 2:13 PM  
**To:** Mikus, Megan  
**Cc:** Tina Miller (tmillerwalledlakelib@gmail.com)  
**Subject:** RE: Walled Lake Improvement Board- Next Meeting 9/26 @1PM

Please see my responses in 'orange'. I thought this would be the best way to answer the questions.

Matt

- 1) When you state 'excess funds,' do you mean more than the annual amount budgeted for treatment? Below are the amounts currently budgeted:  
2026- 105K  
2027-105K  
2028-110K  
2029-110K  
2030-115K

Yes. Galleon treatment in 2027 alone, if done properly according to initial plans through manufacturer, will cost around \$100,000. This figure will taper off over 2028 and 2029. If some small amount of Eurasian watermilfoil treatment will still occur, and the routine starry stonewort/nuisance natives/algae treatments still occur, then that will be over budget. The milfoil treatments starting 2027 and beyond, as well as what we have seen for the routine treatments, will cost between \$35,000 and \$45,000.

- 2) "Galleon is an expensive product, and while I don't have exact figures for you for 2027, I can confidently say that excess funding will need to be utilized for 2027 and 2028,"  
What is the ballpark figure on the additional funding are you anticipating per year?

As stated above, without any restrictions to limiting other treatments, 2027 cost will be around \$135,000 to \$145,000. Curly Leaf Pondweed seed banks in the sediment will determine the treatment necessary in 2028. Its impossible to tell, but SePro has said the amount needed will be less, but plan on the reduction to not be a lot. Perhaps from \$100,000 to 90k or 80k. 2029 will see even more reduction where we may be back to budgeted numbers.

- 3) When you calculated the treatment costs for the options where the beds were to be treated in 2026, did you include the assumption that the beds would have grown/gotten larger?

This was factored into the 2026 outlook, and further in the 2027 and beyond information previously provided. Eurasian watermilfoil will never be eradicated from the lake, but it should always be planned to use some monies for controlling a small amount of milfoil. Depending on the bed size/density either straight ProcettaCOR or a combination of ProcettaCOR and Diquat. So yes, originally there was about 10,000 set on top for management of unexpected growth.

Unless you are referring to beds 1 through 5 specifically. Then also Yes, beds of 3, 4, and 5 growing to 20 acres combined was calculated into the pricing.

- 4) This is how I'm interpreting your options from a financial perspective. Please let me know if this is accurate based on your proposal.

Option 1:

2025- within the 103K budget (with 57K remaining for treatment) **Yes**  
2026- total budget would be 130K (25K more than the original budget of 105K) **Yes**  
2027-105K + \$##? Additional funds needed for Galleon **Whole Year approximately \$145,000 for treatments.**  
2028-110K + \$##? Additional funds needed for Galleon **Whole Year approximately \$135,000 for treatments.**  
2029-110K **Whole Year approximately \$110,000 for treatments.**  
2030-115K **Whole Year approximately \$115,000 for treatments.**

Option 2:

2025- total budget would be 133K budget (30K more than the original budget of 103K) **Yes**  
2026- total budget would be 135K (30K more than the original budget of 105K) **No, budget already included milfoil treatment. \$105K budget should suffice.**  
2027-105K + \$##? Additional funds needed for Galleon **Whole Year approximately \$145,000 for treatments.**  
2028-110K + \$##? Additional funds needed for Galleon **Whole Year approximately \$135,000 for treatments.**  
2029-110K **Whole Year approximately \$110,000 for treatments.**  
2030-115K **Whole Year approximately \$115,000 for treatments.**

Option 3:

2025- total treatment budget would be ~168K (103K+ 65K extra) **Yes**  
2026- total budget would be 60K (45K less than the original budget of 105K) **Yes**  
2027-105K + \$##? Additional funds needed for Galleon **Whole Year approximately \$145,000 for treatments.**  
2028-110K + \$##? Additional funds needed for Galleon **Whole Year approximately \$135,000 for treatments.**  
2029-110K **Whole Year approximately \$110,000 for treatments.**  
2030-115K **Whole Year approximately \$115,000 for treatments.**

Option 4:

2025- total treatment budget would be ~46K (which is 57K less than what is budgeted) **Yes**  
2026- total budget would be 185K (80K more than the original budget of 105K) **Yes**  
2027-105K + \$##? Additional funds needed for Galleon **Whole Year approximately \$145,000 for treatments.**  
2028-110K + \$##? Additional funds needed for Galleon **Whole Year approximately \$135,000 for treatments.**  
2029-110K **Whole Year approximately \$110,000 for treatments.**  
2030-115K **Whole Year approximately \$115,000 for treatments.**

\*\*\*\*\*

For you and Tina's knowledge, this is a general overview of the budget:

- There is 57K remaining for treatment for 2025
- The Board budgeted 545K for treatments, studies, and surveys from 2026-2030
  - 2026-105K
  - 2027-105K
  - 2028-110K
  - 2029-110K
  - 2030-115K
- A contingency of 70.5K was budgeted for all costs from 2026 to 2030.

**Matt Novotny**  
Operations Manager

# MEMORANDUM

**TO:** WALLED LAKE IMPROVEMENT BOARD MEMBERS

**FROM:** MEGAN MIKUS, SECRETARY/TREASURER

**SUBJECT:** BUDGET ANALYSIS REGARDING TREATMENT OPTIONS PROPOSED

**DATE:** SEPTEMBER 25, 2025

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The following is a budget analysis regarding the treatment option Savin Lake Services has proposed:

- There is \$57.5K remaining in the approved budget for treatment for 2025; approving treatment costs above this amount requires a budget amendment using reserves.
- When preparing the budget for the SAD renewal, the Board budgeted a total of \$545K for treatments, studies, and surveys from [2026-2030 based on Savin Lake Services' recommendations](#) at our 6/17/25 Board meeting:
  - 2026-\$105K
  - 2027- \$105K
  - 2028- \$110K
  - 2029- \$110K
  - 2030- \$115K
- A contingency of \$70.5K was budgeted for all costs from 2026 to 2030. This was 12% of all anticipated costs, which totaled \$587.8K. The Lake Board is only allowed to have between 10% to 15% contingency budgeted as part of the five-year project.
- While the balance on hand as of 8/31/25 is \$197,519.63, there are anticipated costs of ~5.5K for the rest of 2025 (insurance premium, legal notices related to the SAD, legal fees).
- When preparing the 2026-2030 budget, it was required to use \$67.8K of the balance on hand at the end of 2025 to offset the anticipated expenses (as only 10-15% of contingency funds can be budgeted). Therefore, revenue less than the anticipated expenses is being collected each year.
- In summary, there is only \$70.5K budgeted for all extra costs through 2030. Additional revenue requires an increase of the assessment amount, which would require notification to all property owners and a public hearing (the process completed last month).

Please see the following attachment for a comparison of the options from a budget standpoint.

## WALLED LAKE IMPROVEMENT BOARD

### PROPOSED TREATMENT BUDGET BASED ON INFORMATION SAVIN LAKE SERVICES PROVIDED

#### OPTION 1

YEAR	ORIGINAL BUDGET	PROPOSED BUDGET	NET CHANGE
2025	\$ 103,238.00	\$ 103,238.00	\$ -
2026	\$ 105,000.00	\$ 130,000.00	\$ (25,000.00)
2027	\$ 105,000.00	\$ 145,000.00	\$ (40,000.00)
2028	\$ 110,000.00	\$ 135,000.00	\$ (25,000.00)
2029	\$ 110,000.00	\$ 110,000.00	\$ -
2030	\$ 115,000.00	\$ 115,000.00	\$ -
<b>TOTAL</b>	<b>\$ 648,238.00</b>	<b>\$ 738,238.00</b>	<b>\$ (90,000.00)</b>

#### OPTION 2

YEAR	ORIGINAL BUDGET	PROPOSED BUDGET	NET CHANGE
2025	\$ 103,238.00	\$ 133,238.00	\$ (30,000.00)
2026	\$ 105,000.00	\$ 105,000.00	\$ -
2027	\$ 105,000.00	\$ 145,000.00	\$ (40,000.00)
2028	\$ 110,000.00	\$ 135,000.00	\$ (25,000.00)
2029	\$ 110,000.00	\$ 110,000.00	\$ -
2030	\$ 115,000.00	\$ 115,000.00	\$ -
<b>TOTAL</b>	<b>\$ 648,238.00</b>	<b>\$ 743,238.00</b>	<b>\$ (95,000.00)</b>

#### OPTION 3

YEAR	ORIGINAL BUDGET	PROPOSED BUDGET	NET CHANGE
2025	\$ 103,238.00	\$ 168,238.00	\$ (65,000.00)
2026	\$ 105,000.00	\$ 60,000.00	\$ 45,000.00
2027	\$ 105,000.00	\$ 145,000.00	\$ (40,000.00)
2028	\$ 110,000.00	\$ 135,000.00	\$ (25,000.00)
2029	\$ 110,000.00	\$ 110,000.00	\$ -
2030	\$ 115,000.00	\$ 115,000.00	\$ -
<b>TOTAL</b>	<b>\$ 648,238.00</b>	<b>\$ 733,238.00</b>	<b>\$ (85,000.00)</b>

#### OPTION 4

YEAR	ORIGINAL BUDGET	PROPOSED BUDGET	NET CHANGE
2025	\$ 103,238.00	\$ 45,663.00	\$ 57,575.00
2026	\$ 105,000.00	\$ 185,000.00	\$ (80,000.00)
2027	\$ 105,000.00	\$ 145,000.00	\$ (40,000.00)
2028	\$ 110,000.00	\$ 135,000.00	\$ (25,000.00)
2029	\$ 110,000.00	\$ 110,000.00	\$ -
2030	\$ 115,000.00	\$ 115,000.00	\$ -
<b>TOTAL</b>	<b>\$ 648,238.00</b>	<b>\$ 735,663.00</b>	<b>\$ (87,425.00)</b>



**WALLED LAKE IMPROVEMENT BOARD  
2026 ANNUAL BUDGET  
PROPOSED**

<i><b>Description</b></i>	<i><b>Annual Budget</b></i>
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**Income**

City of Novi Assessments	\$65,193
City of Walled Lake Assessments	\$38,804
Use of Reserves	\$8,203
<b>TOTAL INCOME</b>	<b>\$112,200</b>

**Expenses**

Harvesting and Herbicide Treatments (including surveys and studies)	\$105,000
Permit Fee	\$1,600
Administrative & Legal	\$4,500
Other	\$1,100
<b>TOTAL EXPENSES</b>	<b>\$112,200</b>