

Coon Lake Hills Association Board
Meeting Minutes
September 19, 2023

Opening: The regular meeting of the CLHA Board was called to order at 6:35 p.m. on September 19th at Mike's home.

Present: Mike McIsaac, Jay Burkhart, Lynne Lewandowski, Ross Huetteman, Jeff Telder

Excused: Dawn Smith, Dean Blanchard

Approval of Minutes: The minutes of the August meeting were approved.

Current Business

1. **Treasurer Report:** Dawn had a family emergency. She will make her reports next month.

2. **Lake Quality Program:**
 - a. **Lake Treatment (LakePro):** Mike reported that we received our last treatment for the year. The lake is looking healthy and great! Jay reported that the Lake Treatment advisory committee will be meeting next Tuesday, September 26th to look to review the lake quality and possible historical data as to the types, amount, & cost of the chemicals used in the lake.
 - b. **Lake level-Dam on Coon Lake:** The Board will work with Dean to set a meeting at the dam to review its condition and improvement needs.
 - i. *Lynne will email Dean to set a date for the Board members to meet at the Dam.*
 - c. **Lake Stocking of Fish:** Mike presented an invoice received from Don Walsh for fish stocking this year. The invoice is for \$1600.00 which includes 300 5-8 inch Walleye and 325 3-4 inch Crappie. The Board voted and approved the expenditure.

3. **Beautification Committee:**
 - a. **New Street Signs:** Mike worked with Steve Puckett to identify the need for 2 signs on Southwoods. One that needed replacement, which was the actual street sign due to mis-spelling (Southwoods Dr) and an additional sign indicating dead end, no turnaround. The Board approved the purchase of both signs.
 - i. *Lynne will contact Steve and request he place the order.*

4. **Lena Smith's Concern:** The Board has responded to Ms. Smith's concern as presented to us in a letter received from her Attorney indicating she wanted access to the CLHA Boat Ramp. The Board's response was drafted and sent by our retained Attorney indicating that Ms. Smith only has access to Coon Lake via the "tube" and does not have access to the Association boat ramp.

5. **Coon Lake Private Access:** The Board, on behalf of the association, strives to protect private access to Coon Lake now and into the future. In addition, the Board is committed to ensuring the quality of the lake which members have indicated to be their highest priority. Maintaining private and controlled access to the lake is integral to protecting against invasive weeds and supporting the Lake Treatment program funded by Coon Lake property owners through the Special Assessment District (SAD). To help support these critical goals, the Association has retained an attorney expert on these subjects to address current and future matters related to the privacy and quality of Coon Lake.
6. **Association Activities:**
 - a. **CLHA Oktoberfest:** The date for this activity has been changed from Saturday October 21st to Friday, October 20th since the Michigan/Michigan State football game is scheduled for the 21st. We will still have cider & donuts along with a bonfire for all members. Reminders will be emailed out to all members.
 - b. **The CLHA Holiday Party:** is scheduled for December 8, 2023 at the Howell Elks Lodge. The Activities Team will be meeting in early October to finalize Oktoberfest plans and Holiday Party plans.
 - c. **Fall Newsletter:** the newsletter will be coming out sometime in October with updated Association information.
7. **Website/Map Updates:**
 - a. **Website-** Laura Deierlein is working to update the website by the end of September. She would like to make the website useful to all community members by making sure the information available is of interest to all including various links etc. The Board appreciates the work that needs to go into updating the website, but is also concerned about its security. Further conversation will take place with Laura.
 - i. *Lynne will follow up with Laura regarding the website.*
 - b. **Map-** Two options have been suggested in order to update our CLHA Map. One to maintain the names on the map and just update to new names as home owners change with a second option to actually place the plot numbers on the map with a second excel sheet with the owners' names. Only the excel spread sheet would need updating as owners changed. As the Board discussed the issue, it seemed better to try to maintain the names directly on the map. We have heard from numerous members that they feel that the map is invaluable.
 - i. *Lynne will follow up on the updates with Keith.*

New Business

1. **New Neighbors:** No one new currently.
2. **2024 Questionnaire:** The Board has begun to brainstorm on possible priorities for 2024. A questionnaire will be updated and sent out to all members after the first of the year to solicit the members for their thoughts & ideas for priorities. Stay tuned for more information.

Adjournment: Meeting was adjourned at 8:00p.m.

Next meeting's scheduled:

- October 24th @ 6:30 p.m. at Jay's home

Respectfully Submitted
Lynne Lewandowski
Secretary, CLHA