

Coon Lake Hills Association Board
Meeting Minutes
July 18, 2024 at 6:30 p.m.

Opening: The regular meeting of the CLHA Board was called to order at 6:30 p.m. on July 18th at the Marion Township meeting room.

Present: Jay Burkhart, Dawn Smith, Jeff Telder, Lynne Lewandowski, & Mike McIsaac,

Excused: Dean Blanchard & Ross Huetteman

Guests: Christine Goff & Kelly Chesney

Approval of Minutes: The minutes of the June meeting were approved. To continue to improve communication between the Board and its Members, the monthly Board minutes will be emailed out after Board approval is received.

Current Business

1. **CLHA Insurance Review:** The Insurance Agent attended the meeting and reviewed our current coverages for the Association and the CLHA Board. The new Board now has a good understanding of the policy.
2. **Treasurer Report:** Dawn reported on the current balance in our account.
3. **2024 Dues Collection:** Dawn reported that only 8 families have unpaid annual dues for this year. She is continuing to work with those families to reduce that number.
4. **2025 Dues:** There was further discussion regarding a slight increase in the annual dues for 2025. It was determined that a more detailed financial review will be done by the Board to determine if there should be a change in the dues amount.
5. **CLHA Financial Planning:** The Board discussed the CLHA expenses for 2023 and 2024 that Dawn had previously presented to members at the June Annual Members meeting.

The Board agreed that a 2025 CLHA Budget will be developed, including the timing of collections and payments during the year.

It was also discussed that the Board consider the appropriate cash reserve the CLHA should maintain for any potential large emergency expenses which might be needed, such as the legal expenses last year to protect the privacy of Coon Lake.

A suggestion was made that the Board consider a bank CD to earn interest in the cash reserve. This will be investigated.

6. 2024 CLHA Questionnaire Goals:

- a. **Maintaining Private Access to the Lake:** A letter was received regarding non-resident boats accessing the lake from private property. Follow up with the resident in question was done immediately obtaining their understanding and cooperation.
- b. **Lake Appearance (lake clarity):**
 - i. **Lake Quality:** The LakePro treatment was completed on Tuesday, July 16th with the various restrictions posted.
 - ii. **Lake level-Dams:** Jeff reported that he is continuing to try to reach someone on Gale Lake to validate any lake level monitoring. Once that task is completed, he will reach out to the PEA group and request a proposal from them regarding the assessment of our Dam. This was the topic that Christine & Kelly were interested in hearing more about. They shared some historical information regarding the lake and dam as well.
 - iii. **Goose Busters:** Lynne will follow up with Steve Puckett and the Goose Busters to get them scheduled for the next Board meeting. The Board wants to understand if there are any other options available to us to control the goose population.
- c. **Boating Safety:** The Lake seemed very busy over the holiday week/weekend. No complaints were received by members of the Board. The Board will continue to remind members of the safety protocols that are in our bylaws and follow the State of Michigan Boating Laws in an effort to keep our lake safe.

7. Beautification Committee

- a. **Sign (stop/yield) on Irene/Rurik:** Ross will report on this topic when he returns from vacation
- b. **Tree removal:** Ross did report to Lynne that the dead tree at Rurik Park has been removed along with a tree on private property from last years storms. Both trees were of concern to members as it was raised at our Annual meeting. One additional tree close to the boat launch that is the responsibility of the Association will be removed over the next few weeks. Ross will be coordinating the removal with the tree company that he received a quote from earlier last month.

8. Association Activities:

- a. **Anchor's Away Thursday's:**
 - i. **June 27th update:** Lynne reported that 6 boats tied together with approximately 12-14 members attending the activity. The lake was calm and the night was beautiful to be out. Great time was had by all.
 - ii. **July 25th & August 22nd:** These are the next dates scheduled for this activity.

- b. **CLHA Photo Event 2024:** The Activities Team is continuing to get quotes for putting this calendar together with pictures of our Lake, wild life, and sky scape. We have received some pictures already of rainbows, and northern lights that are beautiful. Work continues on the cost, with Lynne reporting back next month.
- c. **CLHA Facebook page:** We will continue to use Facebook to communicate with our Members on up coming events as well as posting our minutes. Many Members find it quicker to access this app then the many emails we all receive to review the information.

New Business

1. **New Neighbors:** None currently.
2. **Adjournment:** Meeting was adjourned at 8:30p.m.

Next meeting's scheduled: The next meeting is scheduled for Tuesday, August 13th @ 6:30 p.m. at Marion Township Upper Meeting room. Below are the dates for the rest of the meetings scheduled this year. All will be held at Marion Township Upper meeting room.

- September 17th
- October 15th
- November 19th

Respectfully Submitted
Lynne Lewandowski
Secretary, CLHA