

Coon Lake Hills Association Board
Meeting Minutes
March 25, 2024

Opening: The regular meeting of the CLHA Board was called to order at 6:35 p.m. on March 25th at Marion Township Meeting room & via Zoom.

Present: Mike McIsaac, Lynne Lewandowski, Ross Huetteman, Dawn Smith, Jeff Telder, & Dean Blanchard

Excused: Jay Burkhart

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

Current Business

1. **Treasurer Report:** Dawn reported on the current balance in our account.
 - A. **Annual Dues Notices 2023:** Dawn provided a listing of the 8 families who have outstanding dues for 2023. The Board identified those that will have liens placed on their property. Dawn will complete that process quickly.
 - B. **Annual Dues Notices 2024:** Notices were emailed/mailed out to all members as of February 15th. So far 41 members have already paid their dues which equals \$1,730.00. Lynne will send out a reminder regarding the dues.
 - C. **Goose Management** costs for 2023 were emailed out to Keith Lewinski to submit under the SAD costs. Keith is working with Marion Township on this process.
 - D. **Financial Review to be scheduled:** Dawn reported that the individual that has completed this process in the past will be unable to do it this year. Mike asked if any Board member knew of anyone else that could complete this process otherwise, he asked that an email be sent out to the members asking if anyone was able to complete this process.
 - E. **Legal Expenses:** The Board discussed the costs of attorney's fees and the best way to fund them if needed in the future. Last year, the CLHA retained an attorney of record to be familiar with Coon Lake history and documents. The law firm was then assigned to address specific challenges to the private access to Coon Lake brought by a resident. Total attorney fees of \$5,777.50 in 2023/24 so far have been used for our attorney to research and respond to the residents' attorneys. The current CLHA balance on-hand appears to be appropriate for handling the associations normal expenses. However, should another legal defense be required in the future, additional funding will be required. This topic will be discussed further at the upcoming Annual Meeting of members.

2. **2024 CLHA Questionnaire Goals:**
 - A. **Maintaining Private Access to the Lake:** No additional communication has been received from the member attorney who is challenging access to Coon Lake & the Boat Launch. The Board had sent a response to their letter back in January.

B. Lake Appearance (lake clarity):

- i. Lake Quality:** Subsequently to the meeting, Jay reported that Keith is starting 2024 lake treatment planning with Lake Pro.
- ii. Lake level-Dam on Coon Lake:** Jeff continues to follow up on this project with both Dean and the PEA Group. Meeting dates are being identified for April so the group can meet and begin to understand the needs of the dam.

C. Boating Safety:

- i. Courtesy Rules:** The Board discussed possibly adding some additional rules to better govern jet skis and kayak use on the lake to make sure all stay safe. It was determined that this topic will be discussed at the Annual Meeting to obtain member input.

3. **Goose Nest Destruction:** Steve Puckett reported that we have received our permit for the goose egg & nest destruction. He will work with Goosebusters to coordinate dates for the work to be completed.

4. **Beautification Committee:**

- A. Boat Launch:** Ross reported that the committee would like to enhance the area around the boat launch with some low maintenance, non-flowering perennial plants. Lynne will send out an email to all members asking for donation of any plants as everyone is doing spring clean-up.

5. **Association Activities:**

- A. CLHA Annual Picnic:** Mark your calendars for **Saturday, June 8, 2024** for the Annual Picnic. The Activities Team will meet sometime in April to begin the planning for this year's activities.
- B. Newsletters:** The Spring newsletter is being scheduled for distribution sometime the end of April.

New Business

1. **New Neighbors:** None currently.

Adjournment: Meeting was adjourned at 7:15p.m.

Next meeting's scheduled:

- Wednesday, April 24th @ 6:30 p.m. Marion Twp Lower Level & Zoom
- Tuesday, May 21st @ 6:30 p.m. Marion Twp Lower Level
- **Thursday, June 6th @ 7:00 p.m. Annual Membership Meeting; Marion Twp Lower Level**

Respectfully Submitted
Lynne Lewandowski, Secretary CLHA