

# Coon Lake Hills Association Board

## Meeting Minutes

### April 24, 2024

**Opening:** The regular meeting of the CLHA Board was called to order at 6:35 p.m. on April 24th at Marion Township Meeting room & via Zoom.

**Present:** Mike McIsaac, Jay Burkhart (Zoom), Lynne Lewandowski, Ross Huetteman, Dawn Smith, Jeff Telder, & Dean Blanchard (Zoom)

**Approval of Minutes:** The minutes of the March meeting were approved.

#### **Current Business**

1. **Treasurer Report:** Dawn reported that 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. Five of the families will be receiving a letter indicating that a lien will be placed on their property if they don't pay their annual dues. Those letters will be sent out the following day.
  - B. **Annual Dues Notices 2024:** Out of 108 families, 82 have paid their dues which equals \$3,820.00; 26 families are past due for a total of \$1,060.00. Additional contact will be made with those families in the next few weeks.
  - C. **Goose Management costs for 2023:** After some research, it was determined that the SAD for 2023 has been closed so the costs for Goose Management for that year can't be included at this time. The 2024 costs will be submitted once we receive the invoice.
  - D. **Financial Review to be scheduled:** One of our members has volunteered to perform the financial review for the Association. Dawn will schedule as soon as possible. A financial summary will be provided to all members at the Annual meeting.
  - E. **Insurance Agent report:** Mike will contact our insurance carrier and schedule them to attend our next meeting if possible.
2. **2024 CLHA Questionnaire Goals:**
  - A. **Maintaining Private Access to the Lake:** No additional communication has been received.
  - B. **Lake Appearance (lake clarity):**
    - i. **Lake Quality:** LakePro has been on the lake and completed their Spring water survey. They are in the process of finalizing their treatment schedule which will be shared with our members as soon as it is received.
    - ii. **Lake level-Dam on Coon Lake:** Jeff, Jay, & Dean met via Zoom with members of the PEA Group out of Lansing to begin to understand what we need to do to maintain our dam. Much information was shared with the group which is now looking to develop a long-term strategy. More information will be shared with the members at our Annual Meeting.
3. **Goose Nest Destruction:** Steve Puckett reported that the Goose Busters were on the lake on April 11<sup>th</sup> and collected 5 nests and 22 eggs. They will be returning one more time in the next few weeks to complete this year's process.

4. **Beautification Committee:**

- A. **Boat Launch:** Ross reported that Mel & Barb Vannocker donated several plantings to further enhance the boat launch area. Members of the committee along with other Association members completed the plantings. Thank you to the Vannocker's for the donation.

5. **Association Activities:**

- A. **CLHA Annual Picnic:** Mark your calendars for **Saturday, June 8, 2024** for the Annual Picnic. Rain date if needed is Sunday June 9<sup>th</sup>. The picnic will be held at Rurik Park with the Association providing hot dogs, water, and lots of fun. Flyers and notices for the picnic & basket raffle will be emailed out over the next week to the members.
- B. **Anchor's Away Thursday's:** The Activities Team has scheduled this activity for its members again this year, however we are hoping for more participation than in past years. The dates for the gathering on the lake are June 27<sup>th</sup>, July 25<sup>th</sup>, & August 22<sup>nd</sup>. Email communication will be sent out to all members soon.
- C. **Oktoberfest:** The Activities team would like to plan a fall activity on a Friday in late September or early October for all members of the Association. This activity was planned last year, but unfortunately had to be canceled due to weather. More discussion will take place and brought forth to the Board for approval later in the year.
- D. **CLHA Holiday Party:** The Annual Holiday Party has once again been approved by the Board. We are looking to schedule the party for Friday, December 6, 2024. The Elk's club will be contacted to book that date. Look for more information in the future.
- E. **Newsletters:** The Spring newsletter will be coming out the end of April.

**New Business**

1. **New Neighbors:** CLHA would like to Welcome our new neighbors William Brancheau & Nina Cambron to the neighborhood. They purchased McDoniel's home on Rurik Dr.
2. **CLHA Annual Meeting Agenda review:** The meeting agenda was reviewed and approved by the Board. Meeting notices and voting ballots will be sent out to members next month. The meeting is scheduled for Thursday, June 6, 2024 @ 7:00 p.m. at Marion Township LOWER level meeting room. Anyone interested in getting involved in the CLHA please email us at [coonlakehills@gmail.com](mailto:coonlakehills@gmail.com) or contact a Board member for further details.

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

**Next meeting's scheduled:**

- Tuesday, May 21<sup>st</sup> @ 6:30 p.m. Marion Twp Lower Level
- **Thursday, June 6<sup>th</sup> @ 7:00 p.m. Annual Membership Meeting; Marion Twp Lower Level**

Respectfully Submitted  
Lynne Lewandowski, Secretary CLHA

