

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

**Opening:** The regular meeting of the CLHA Board was called to order at 6:35 p.m. on June 18th at the Marion Township meeting room.

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

**Excused:** Dean Blanchard

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

**New Board Members:** Introduction, Welcome, Positions, Meeting Date/Time & Communication methods.

Mike welcomed the returning members of the Board and proceeded to nominate Jay Burkhart for President & Jeff Telder for Vice President. Mike will take the Trustee position. Dawn, Lynne, Ross, & Dean will remain in their current roles. The New CLHA Board is as follows:

**Jay Burkhart-President; Jeff Telder-Vice President; Lynne Lewandowski-Secretary; Dawn Smith-Treasurer; Dean Blanchard-Trustee; Ross Huettelman-Trustee; & Mike McIsaac-Trustee.**

Meeting dates will be scheduled on Tuesday's at 6:30 p.m. Lynne will schedule with Marion Township and report back to the Board. Jay also discussed trying to identify individuals who might be interested in serving on the Board or its subcommittees. Both Mike & Jay agree that we need to get more of our members involved in the Association.

**A BIG THANK YOU** to Mike for his 11 years as our Association President and his continuing support on the Board as a Trustee.

**Annual Meeting Re-Cap/Follow ups:**

1. **Attendance:** Lynne reported that approximately 28 families (including the Board members) attended the Annual Meeting this year compared to 24 last year. Excellent turn out.
2. **Minutes of the meeting:** Lynne requested that the minutes of the Annual Meeting be approved by the Board and then they will be emailed out to everyone for their review. Final membership approval will take place at next year's Annual Meeting.
3. **HOA Dues Increase:** The Board discussed possible changes to the HOA dues as discussed at the Annual Meeting. They will look at the bylaws at their July meeting, making recommendations for updates to the Dues section of the bylaws at this time.

4. **Tree removal at the Boat Launch:** As indicated at the Annual meeting, there is a tree that was hit by lightning at the boat launch that needs to be removed.
  - a. *Jeff volunteered to get some quotes on the tree removal and report back to the Board.*

### Current Business

1. **Treasurer Report:** Dawn reported on our current balance in our account.
  - a. **Insurance Agent Report:** Mike will have someone either attend or dial into our next meeting to report and answer questions on our coverage.
  - b. **Annual Dues 2024:** 98 Families have paid their dues equaling with 9 Families still outstanding. The Board reviewed the outstanding list of members and requested that a second reminder letter be sent out.
  - c. **Budget:** There was some discussion regarding putting together a “budget” so that the Board has a better understanding of the various annual bills that need to be paid and the timeline for payment.
    - i. *Dawn will check her records since there was a listing used several years ago that could be used as a starting point and updated as appropriate.*
  - d. **Financial Review:** Dawn reported that the review of the account has been completed. She has a couple of follow ups, but the review was good and all is in order.
2. **2024 CLHA Questionnaire Goals:**
  - a. **Maintaining Private Access to the Lake:** Nothing currently.
  - b. **Lake Appearance (lake clarity):**
    - i. **Lake Quality:** The LakePro treatment that was to take place on June 17<sup>th</sup> was postponed until June 24<sup>th</sup> due to the heat that we are experiencing.
    - ii. **Lake level-Dams:** Jeff reported that he will follow up with the PEA group requesting a proposal from them to analyze the Coon Lake dam as well as document any future requirements for the dam and costs associated.
    - iii. **Goose Busters:** Hearing Members concerns at the Annual Meeting; the Board will follow up with Goose Busters to see what if anything else can be done since there still are MANY geese families on the lake.
      - I. *Lynne will work with Steve Puckett to try to schedule a call or in person meeting with the company.*
  - c. **Boating Safety:** The Board remains VERY concerned about the Coon Lake Community (Association Members & Non-Members) not following the State of Michigan Boating Laws. Mike received several complaints regarding individuals not wearing life jackets on jet skis, no spotters in boats/jet skis when pulling either skiers or tubers, no use of lights after dusk and just a lack of courtesy and respect on the Lake. As stated in **The Handbook of Michigan Boating Laws & Responsibilities:** “Those born

after June 30, 1996 may operate a boat legally only if they have been issued a boating safety certificate and have it on board the boat.”

- i. An email will be sent out to the Coon Lake Community with not only the Association Boating rules, but a link to the State of Michigan Boating Laws so everyone is reminded of these important laws to keep our Community safe on the Lake.*

### 3. **Beautification Committee**

- a. Sign (stop/yield) on Irene/Rurik:** Ross reported that he followed up with the neighbor who had suggested this sign be installed for safety reasons. Unknown to the neighbor, a large evergreen tree had been removed from that corner making visibility of oncoming cars better. The neighbor will review and get back to Ross if there still is a concern.

### 4. **Association Activities:**

- a. Annual Picnic:** Lynne reported that this year’s picnic was a success with a total of 45 members in attendance. The total cost for the picnic was \$255.77. There were 24 baskets that were donated for the raffle, which along with the proceeds of our 50/50 raffle, we collected a total of \$800.00 for our Veterans through the program “Brush with Kindness” affiliated with Habitat for Humanity. Everyone had an enjoyable time eating and socializing.
- b. Anchor’s Away Thursday’s:** As requested by the Members at the Annual Meeting, a rain date has been determined by the Activities Team and will be published in the reminder emails, and summer newsletter. The rain date will be the next day (Friday) after the scheduled event.
- c. CLHA Photo Event 2024:** Lynne presented a new activity that the Activities Team is interested in pursuing and is looking for Board approval. On a suggestion received from a Board Member, the Activities Team would like to invite the Members to send in pictures of our lake, wild life, sun rises, sun sets etc. that the Team will review and choose the best of the best to turn into a calendar. These calendars would be part of our fundraiser for our Holiday Charity. The Board approved the concept, however, requested further detail on cost. Lynne will work with the Team to provide additional information.
- d. Oktoberfest/cocktail party:** Lynne requested Board approval to move forward with a fall outdoor gathering for members. Late September/early October would be scheduled (reviewing football schedules) for cider/donuts, spiked cider/fall beer. Board approved the activity.
- e. CLHA Facebook page:** In an effort to continue to improve communications with are members, we will be reviewing how we use our Facebook page.

## **New Business**

1. **New Neighbors:** CLHA would like to welcome Steve & Brigitte Walmsley (Roya Tr); Jessie Sidorski (Westhill) & Connor O'Doherty (Rurik Dr) to the Coon Lake Hills Community!
2. **Adjournment:** Meeting was adjourned at 8:40p.m.

**Next meeting's scheduled:** The following meetings were scheduled pending room availability at Marion Township. Lynne will confirm and update the Board.

- July 23, 2024 @ 6:30 p.m.
- August 13<sup>th</sup>
- September 17<sup>th</sup>
- October 15<sup>th</sup>
- November 19<sup>th</sup>

Respectfully Submitted  
Lynne Lewandowski  
Secretary, CLHA