

Coon Lake Hills Association Board
Meeting Minutes
July 14, 2022 at 6:30 p.m.

Opening: The regular meeting of the CLHA Board was called to order at 6:35 p.m. on July 14th at the Marion Township meeting room.

Present: Mike McIsaac, Jay Burkhart, Lynne Lewandowski, Dean Blanchard, Erin Zimlich, Dawn Smith, Tom Vanderplas

Guests: Keith & Yvonne Lewinski, Denise Bulman

Approval of Minutes: The minutes of the June meeting were approved with one correction. Under the Annual Meeting Re-Cap, #3 Bylaws Voting, the Board authorized a \$300 gift card, not \$400. Change approved.

Current Business

1. **Treasurer Report:** Dawn reported for Dean on the current balance in our account. A request was made for a report of the outstanding families who haven't paid their 2022 Dues.
 - a. *Dean will prepare that information to report to the Board at our meeting next month.*

2. **Lake Treatment Updates:** Keith Lewinski joined our meeting to report on the current Lake Treatment. He indicated that we will probably have a survey in the next two weeks then a treatment following. He is working closely with LakePro trying to stay on top of the weeds in the Lake. We have had a lot of sun this summer which impacts the lake weeks much more. Keith encourages all residents to stay in contact with him to identify issues around the lake so they can be addresses quickly before they become a problem.
 - a. *Keith to send information to the Board regarding the Lake water quality.*

3. **Bylaws Review:** Lynne handed out the various written comments received from the members regarding the Bylaws, along with another revision to the Bylaws. After much discussion & review, it was decided to remove the new "Enforcement" and "Rental" sections of the Bylaws and review and vote separately for these two additions. There are still updates to the Bylaws that will need to be voted on, however, they are either legally required or minor changes that membership didn't seem to have an issue with. All voting requirements have been returned to the current bylaw verbiage.
 - a. *Lynne will make the appropriate updates to bring back to the Board next month for their review & approval prior to sending to our Lawyer.*

4. **Rurik Park Discussion:** Based on an email that Erin had sent to the Board, Mike had requested that both Erin & Dawn work together to research tax information regarding Rurik Park. Erin reported that she went to Marion Township to ask for information, however, those individuals she spoke to indicated that they did not know who paid taxes on the property. Dawn indicated that one of the Park Members went to the Township Tax Tribunal several years ago and was told that

the reason his taxes are high was due to the Parks inclusion. Mike would like something in writing, with regard to this issue.

Jay presented the Lake Chemung judgement in reference to Rurik Park and the similarities between both lakes. There continues to be much discussion regarding the Rurik Park members rights to docks & boats. There was further discussion as to the number of boats/wave runners etc. on our lake. When the additional lots are developed on the lake how many more boats will that add? Much concern was shared by the Board as to the future use of the Lake. Based on the continued concerns about Rurik Park, the Board has determined it will seek an independent counsel to review all documentation regarding Rurik Park as well as case law to give the Board a legal opinion. Once this legal opinion is rendered, it will be shared with the Members as well.

- a. *Mike requested that someone from the Board lead this project. Dawn & Erin will be leading together, gathering the information for the Attorney review.*
- b. *Mike will supply the Name of the Attorney that has background in real-estate and lake rights.*
- c. *The Board will supply the Independent Attorney with our budget as well as the question we are looking to gain a better understanding of:*
 - i. *Information of current legal briefings in regards to the use of Rurik Park.*

5. **Beautification Committee Update:** Dawn reported that the group had met and that Ross Huettman will be taking the lead with this group. They had discussed cleaning up around the boat launch and would be contacting some landscape companies to get ideas and quotes. Dawn also addressed an email that was received by the Board from Denise Bulman regarding the cleaning of vegetation on Hillside Drive. Mike indicated that this concern is not for the Beautification Committee to handle, since Hillside is a private road. Any clearing will need to be done by those residents living on that road.

6. **Association Activities:**

- a. **Annual Picnic:** Lynne reported that the Annual CLHA Picnic was a Success! There were approximately 50-60 people in attendance enjoying the food, raffles, and camaraderie with our Lake neighbors. The raffles raised \$600.00 for the Howell Carnegie District Library. We will have a dedicated shelf with our name on it in the library along with books that will be purchased for that shelf! The Activities Team requested that the Board approve a date change for the picnic to the 2nd Saturday in June instead of the 3rd. Father's Day weekend should be left to celebrate all Fathers. The Board approved the request for change. The next **Annual CLHA Picnic** is then scheduled for **June 10, 2023!** Mark your Calendars!!!!
- b. **Anchors Away Thursday:** The first "Anchors Away Thursday" was held on June 23rd @ 6:30p.m. There were approximately 10 neighbors that gathered together in the swim area to enjoy each other's company and the beautiful weather & Lake. The next Anchors Away is scheduled for July 21st, with August 18th & September 15th also scheduled. Lynne indicated

that she will send a reminder email out to the Members the week of the event.

- c. **Fall CLHA Newsletter:** Based on the interest shown at the Annual Meeting regarding the health of our Lake as well as wanting to learn more regarding the various plant life and treatments, Lynne requested some assistance in getting this information gathered so it can be included in the next newsletter.
- d. Other activities are being discussed for not only the summer, but into the fall as well. More to come.

New Business

1. **New Neighbors:** No one new at this time.

2. **Lake issues/concerns:**
 - a. **Stolen signs-** A New “No Wake” sign was ordered by the Board to replace the old sign at the Boat launch which was rapidly falling apart, and a new smaller sign was to be placed on the island for visibility and reminder of approaching the “no wake” zone. Both signs were placed as appropriate with the larger sign by the boat launch cemented in so it would last for years to come. Unfortunately, BOTH signs have been stolen! These signs were placed to protect our members as they are either launching boats/wave runners or are swimming. Contrary to the rumor going around, the sign has been located at the boat ramp being turned slightly for better visibility. The Board was very upset with this latest theft, not only because this impacts the safety of all those on the lake, but because again, the members have lost the money used to purchase these signs. After some discussion, another sign will be ordered and further precautions will be taken against theft. The sheriff will also be contacted and a report will be made regarding the theft.
 - b. **Boat on the Lake at 3:00 a.m.-** It was reported to the Board that one of our members woke up during the night and looked out the window to see a very small fishing boat with a very small motor close to the shore with what appeared to be a flash light. The member watched the boat as it maneuvered around the shore line at the Northern end of the lake (coon lake road side). The member watched it as it continued on then disappeared further down the lake. There was concern since it has been reported that gas has been stolen from boats in that area several times. The Board of course is concerned but at this point the only direction that can be given is to contact the Sheriff and report the incident. Typically, most fishing is done by that time.

3. **Email Retention-** This topic will be discussed at the next meeting.

4. **Adjournment:** Meeting was adjourned at 9:00 p.m.

Next meeting's scheduled: The Board meeting schedule will be the 2nd Thursday of the month at Marion Township LOWER-LEVEL Meeting room at 6:30 p.m.:

- August 11, 2022
- September 8, 2022
- October 13, 2022
- November 17, 2022 Scheduled for 3rd Thursday due to availability.
- December, 2022 NO MEETING...Happy Holidays!
- January 12, 2023
- February 9, 2023
- March 9, 2023
- April 13, 2023
- May 11, 2023
- June 8, 2023

Respectfully Submitted
Lynne Lewandowski
Secretary, CLHA