# Coon Lake Hills Association Board Meeting Minutes November 19, 2024 at 6:30 p.m.

**Opening:** The regular meeting of the CLHA Board was called to order at 6:40 p.m. on November 19th at the Marion Township meeting room.

**Present:** Jay Burkhart, Jeff Telder, Lynne Lewandowski, Dawn Smith, & Ross Huetteman

Excused: Mike McIsaac, & Dean Blanchard

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

**New Board Member:** Jay announced that Mike McIsaac has retired from the Board as of this meeting. Cheryl Brunette has been asked to complete his term effective January, 2025. Cheryl has accepted and the Board has approved. Best wishes and a huge Thank you to Mike for all his time that he has spent as a Board member and President!

## **Current Business**

- 1. Treasurer Report: Dawn reported on our balance in our account.
- 2. **2024 Dues Collection:** Dawn reported that only 4 families have unpaid annual dues for this year. Liens have been placed on an addition 3 homes due to their lack of continued payments.
- 3. **2025 Dues Collection:** Jay announced some exciting news that we will be able to trial Venmo as an option for our dues collection. Members have requested electronic payment for a couple of years, so we will now be able to trial this option. 2025 Annual Dues letter will be sent out by December 1. We'd like to collect as many dues as possible in December going into the new year. (The dues payments are not required of members until April 15, 2025 per the by-laws).
- 4. **Association accepting Monetary gifts:** This was a question that came from one of our members at our last member meeting, so Dawn was following up and reported that in her research she has found that the Association can accept monetary gifts from members if they so desire. There is still further research that needs to be completed to understand our responsibility for taxes and reporting. Further information to come.
- 5. 2024 CLHA Questionnaire Goals:
  - a. Maintaining Private Access to the Lake: Nothing currently.
  - b. Lake Appearance (lake clarity):
    - *i.* **Lake Quality**: The Board discussed the 2025 season as it relates to lake treatment. PFAS testing will take place during the 2025 season. Jay will follow up with Keith regarding next season treatments as well as the Lake Committee meeting schedule.

- ii. Lake level-Dams: Jeff reported that he received a proposal from the PEA group. The information was shared with the Board which showed different levels of the dam review and costs associated. Jeff will forward the PEA proposal to the Board Members for their review with further discussion next year.
- c. **Boating Safety:** Nothing currently
- d. **Fish Stocking:** The lake was scheduled to be stocked with fish this year on Wed. November 20<sup>th</sup> in the morning. Jeff also followed up regarding a possible fishery survey with both MSU & the DNR. He is waiting on further information and will report back next year. We want to make sure that our lake is balanced appropriately with the different types of fish.

### 6. Beautification Committee

- a. Boat Launch stone work quote: Ross presented a quote of \$805.00 to add stone to the boat launch area. This will complete the work that was started last year. The Board approved the expenditure to complete the work.
- b. Boat Launch gate repair: Dawn reported that unfortunately, the gate will have to be replaced, it is not repairable. The member who inadvertently damaged the gate has indicated that he will handle the cost. The Board will do a search on options to replace the gate and discuss further at our next meeting.

#### 7. Association Activities:

- **a. CLHA Calendar Event 2024**: Lynne reported that 25 calendars have been sold so far. The goal for this fundraiser is to sell 50 calendars with LACASA being the benefactor. Information has been posted on Facebook as well as emails sent to our members. The remaining calendars will be sold at our Holiday party. They will make great stocking stuffers!
- **b. CLHA Holiday Party/Adopt a Kid:** Lynne reported that preparations are continuing for the Holiday party. A reminder email will be sent out to the members later this week as we need to get reservations in as soon as possible so ample food is available at the party. Lynne also indicated that we have "adopted" 10 Howell children through the Howell schools. The Activities Team has begun shopping for the children and an informational email was sent out to members regarding the program. So far we have received \$250.00 in donations for the children's gifts.
- **c. CLHA 2025 Activity Dates:** Lynne Presented and the Board approved the following dates:
  - i. CLHA Annual Picnic: Saturday, June 14, 2025
  - ii. CLHA Fall Festival: Friday, September 19, 2025
  - iii. CLHA Holiday Party: Friday, December 5, 2025 (pending hall confirmation)
- **d. CLHA Member lists & Map updates:** The member lists have been updated to reflect our new members who have moved into our community. The map still requires some updates which are being worked on.

### **New Business**

- New Neighbors: Welcome to the Coon Lake Hills Community:
   Dan & Allison Stevens (Rurik Dr)
   Brandon & Jessica Barefield, Olivia & Connor (Southwoods)
- 2. **Adjournment:** Meeting was adjourned at 8:30 p.m.

# Next Board meetings scheduled: December -No Meeting

### 2025 Schedule:

January 14, 2025 @ 6:30 p.m. Marion Township Upper meeting room February, 2025- No meeting
March, 11, 2025 – Upper meeting room, Marion Township
April 14, 2025- Upper meeting room
May 13, 2025- Upper meeting room
June 5, 2025- ANNUAL MEMBERSHIP MEETING Upper meeting room
June 17, 2025- LOWER meeting room

Respectfully Submitted Lynne Lewandowski Secretary, CLHA