

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.

New Business

1. **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