

**Coon Lake Hills Association
Special Membership Meeting Notes
October 17, 2024 at 7:00 p.m.**

Opening: The meeting was called to order at 7:05 p.m. on October 17th at the Marion Township meeting room.

Board Members Present & Introduced: Jay Burkhart, Jeff Telder, Dawn Smith, Lynne Lewandowski, Dean Blanchard, Ross Huetteman, Mike McIsaac

Reason for Meeting: The meeting was called by the Board to request a change to the Bylaws in relation to the Annual Dues for those with Lake access, raising the dues from \$50.00 to \$100.00 annually.

Presentation: Jay Burkhart, President CLHA presented to the Members, the Board's reasoning behind the request for an increase by going through various slides.

- Jay highlighted the various social activities that the Board & Association supports so members get to know each other which ultimately leads to a community that oversees lake privacy and helps manage lake behavior.
- The Annual Member dues is the only source of funds for the association.
- Expenses for the last three years was reviewed along with legal costs for maintaining the privacy of the lake. It was determined that as we move forward, money will be set aside for legal fees and dam structure review.
- Information detailing our current costs reflected that without the increase in dues, we would not be able to meet our fiscal responsibilities. Costs have increased over the year and the legal issue we dealt with regarding the privacy of the lake took a lot of our reserves (\$6,000).
- The Go Forward Plan detailed a 2025 Budget for the Board to follow which included:
 - New target accounts of a Legal Defense Fund and Dam Maintenance & Exploratory to be maintained in separate accounts (CD or similar)
 - Send out the Annual Dues notice to all members in December to begin the collection of 2025 dues (Members still have till April to complete the process)
- The 2025 dues increase to \$100 will Match the expenses keeping each calendar year in balance.

Members Questions/Comments:

- Glenn Stevenson questioned if the Association can accept donations from members and or their estates. Many members have a strong attachment to our community and may want to donate to our lake community for specified purposes.
 - Dawn Smith will investigate the request. There are thoughts that because of our non-profit status we may not be able to accept the donations. More information to follow.

- Don Walsh feels that there should be a clause added into the bylaws that the dues should be increased annually based on the rate of inflation. More investigation will have to be done on this topic.
- Fred Liskovec asked if the Board looked at different levels of increase prior to requesting 100%. Did the Board think about possibly a 25% or 50% increase? The Board did look at other options, but based on the prior 3 years expenditures, it was determined that requesting \$100.00 would be the best solution.
- Mel Vannocker indicated that he held the position of Treasurer in the past and was told to keep a \$20,000 cushion for emergency situations. He also supported the increase.
- There was also a question regarding the ballots and voting. Lynne explained that the ballots were emailed out to everyone and mailed out to a few that didn't have email addresses. Lynne added that she has received by email, mail, & personal delivery along with those received in person at the meeting many ballots.

Final Voting: Once all questions/comments concluded, Lynne requested all final votes be submitted for count. Final count was made with a total of 42 families voting with 37 Yes and 5 No votes received. The updated Bylaws Annual Dues PASSED.

Adjournment: Meeting was adjourned at 7:50 p.m.

Respectfully Submitted
Lynne Lewandowski
Secretary, CLHA