

Coon Lake Hills Association Board
Meeting Minutes
January 13, 2026 at 6:30 p.m.

Opening: The regular meeting of the CLHA Board was called to order at 6:31 p.m. on January 13th at the Marion Township meeting room.

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

Excused: Cheryl Brunette

Approval of Minutes: The minutes of the November 18, 2025 meeting were approved.

Treasurer's Report:

1. **2025 Year End Financials:** 2025 was the first year that a detailed line-item Budget was prepared going into the year. Dawn reported that total CLHA expenses for 2025 came in at \$6797 vs our Budget of \$7,085. Approximately \$5500 of this was for recurring items (main ones being Fish Stocking, Activities, and Insurance). In addition, there were approximately \$1300 in one-time expenses last year, most notably \$784 for new computers. As always, Dawn will present a detailed line by line expense review at the June Annual Meeting. The association ended 2025 with a checking account balance of \$5,329.

In addition, in 2025, we began to set aside a separate savings account as a Reserve for future potential needs. \$5000 was put into the Reserve account.

Jay mentioned that if any individual member has specific questions on CLHA financials, they can contact him directly at burkhart.jay@gmail.com

2. **Annual 2026 Dues:** Dues collection for 2026 again began in December. Many members have already submitted their 2026 dues via Venmo. The Board requested that a reminder email be sent out as we continue to collect the remaining dues.

Old Business:

1. Update on Lake Topics:

a. Private Access to the Lake

- i. Ice Fishing identification:** Ross reported that members have been supportive of the new process implemented to maintain the privacy of the lake. Ross indicated that there are still buckets available for anyone withing the Coon Lake Community that enjoys ice fishing and did not receive their bucket. Lynne indicated that she will be placing a reminder about the process in the Winter newsletter that is coming out in February.

- b. Lake Quality:** Lynne asked if we had received our Lake quality report from Tegriss from the last quarter testing in 2025. Jay thought it had been sent out but will follow up with Dave and Keith as they were transitioning.

- c. **Lake Wildlife:**
 - i. **Goose egg and nest destruction:** Lynne reported that she spoke to Steve Puckett who is waiting on the paperwork from the State to request our license approval for Goosebusters. The Board agreed we will move ahead with this process, but also investigate other options for deterring geese from our properties and lake area.
 - d. **Lake Safety:** The annual review of the Boat Usage & Ramp Policy and the CLHA Boating Rules were reviewed by the Board Members. No changes to either document were noted so they were approved as presented for 2026. Lynne indicated that these will be both emailed to members in the Spring as well as included in the Spring CLHA Newsletter.
- 2. **Property Maintenance Update:** The Board had received a request for a fence install on Rurik Dr. back in December. Members of the Board met with the homeowner to review the request. Based on that meeting an updated drawing has been received from the homeowner for the Boards review. The Board has a couple of more questions regarding materials to be utilized, but the drawing itself has met with their approval. Jeff will follow up with the homeowner regarding the materials being utilized then email the Board final information. Appropriate approval documentation will be sent to the homeowner.
- 3. **Association Activities:**
 - a. **CLHA Holiday Party & Adopt a Child Final Report:** Lynne presented the final report to the Board. A total of 43 members attended the Holiday party; a total of \$2,457.00 was collected to support the Adopt a Child Fundraiser. A Huge THANK YOU to all the Members that participated in the Party & Fundraiser along with much appreciation to the members of the Activities Team who shopped for all the children and made their dreams come true!
 - b. **2025 Activities Team Spend:** Lynne also presented the annual cost vs. budget rap up for the 3 annual activities that the Activities Team/Board sponsors. Total spend for 2025 was \$1,968.59 compared to a budget of \$2,000.00. Within these numbers there are also a lot of donations from members that support these activities.
 - c. **Winter Newsletter:** The winter newsletter will be out sometime in February.
 - d. **CLHA Annual Picnic:** Mark your calendars for **June 13, 2026** for our Annual Picnic. This event always kicks off our summer fun on the lake. Please plan on joining and reconnecting with your neighbors & friends on the lake.

New Business

- 1. **New Neighbors:** No one currently.
- 2. **Email distribution changes coming:** In an effort to continue to secure everyone's email and decrease spam mail, the Board discussed the option of utilizing the "blind carbon copy" (Bcc) for sending out our business emails. Lynne will investigate and begin using this option in the near future.

3. **Financial Reporting to Members:** Requests have been received over the years for reporting of the Associations financial status. The Board was advised several years ago to **Not** include the balance of our accounts in any information that may be emailed out or posted on the internet as an extra layer of security to the accounts. The Association does provide an Annual Financial Report to all members attending the Annual Meeting typically in June. After further discussion, the Board felt that a short update in the Winter Newsletter could be provided to members regarding the previous year's status. Look for that to come out in February.

Adjournment: Meeting was adjourned at 8:10 p.m.

Next Board meeting scheduled: Tuesday, February 10th @ 6:30 p.m. Marion Township

March, 2026 *No Meeting*

April, 14, 2026

May 19, 2026

June 4, 2026 *Members Annual Meeting*

June 16, 2026

Respectfully Submitted
Lynne Lewandowski
Secretary, CLHA