

Coon Lake Hills Association Board
Meeting Minutes
June 17, 2025 at 6:30 p.m.

Opening: The regular meeting of the CLHA Board was called to order at 6:36 p.m. on June 17th at the Marion Township meeting room.

Present: Jay Burkhart, Jeff Telder, Dawn Smith, Lynne Lewandowski, Cheryl Brunette, Brandon Barefield

Excused: Ross Huetteman

Approval of Minutes: The minutes of the May 13, 2025 meeting were approved.

Annual Meeting Re-Cap: The unapproved minutes from the Annual meeting were reviewed and approved to be sent out to the Members.

Jay reviewed the results of the Annual Member Survey. The priorities of the membership continue to be Lake Privacy, & Water Clarity. For the first time, Geese Control ranked highly as important to Members as was Boating Safety. The Board will continue their focus as prescribed by the Members.

Treasurer's Report:

1. **Account Status:** Dawn reported on the current balance in our bank account. Most expenses are yet to come this year.
2. **Expense outlook for 2025:** Year- to-date and rest-of -year Operating Expenses were reviewed. As explained at the annual meeting, the Association spends approximately \$9,000 annually and this spending is now roughly in line with the annual dues collection of a similar amount.

Within these annual Operating Expenses, Dawn reported that our underlying recurring expenses are \$6,500 per year. In addition, we typically have \$2,500 in "one-time" expenses in any given year. These recently have included items such as legal fees, tree removal, launch improvements, etc. Going forward, we are considering new or upgraded CLHA laptops as our current ones have aged out.

We are going to now start maintaining a separate Reserve Account by moving \$6,000 of on-hand money there. Dawn will work with the bank on this and report back at the July meeting. The target is to maintain a minimum reserve of \$9,000 (one year's worth of expenses).

3. **Annual 2025 Dues:** A total of 101 families out of 108 have paid their dues. The 7 outstanding families will be contacted with a final reminder prior to liens being placed.
4. **Lien status:** As part of the lien process, Dawn was asked to review all properties that we have liens on them and validate the outstanding numbers. Four properties in particular have large lien balances. Dawn will complete and report back in July.

Old Business:

1. Update on Lake Topics:

a. Private Access to the Lake:

- i. The new Ice Fishing Procedure was further discussed regarding the “identifier” to be utilized for our members. A suggestion of a bucket with a CLHA sticker or a flag was also recommended. The Board will ask Ross to follow up and get some pricing for each suggestion then a final decision will be made.

b. Lake Quality:

- i. **LakePro/Treatment update:** Jay reported that he has had communication with Keith Lewinski & Tigris (formally LakePro) about testing the lake water. Quotes will be provided to Keith for potential PFAS testing and for “sediment” analysis of the lake bed.
- ii. **“Balance” of Lake ecology:** After investigating possible DNR or MSU assistance with this type of study, it was decided instead to request Tigris to propose a fish survey of some type. More to come.

c. Lake Level:

- i. **Dam Project:** At this time, we will continue to visually monitor the Dam and lake level. The Board along with the Membership that attended the annual meeting don’t feel a need to bring in any external resources at this time.

d. Lake Wildlife:

- i. **Geese Discussion:** After the Board discussed this issue, it was concluded that we will continue with the egg destruction process. We would like to check with Goose Busters to see if additional times on the lake are an option to retrieve more goose eggs. Further research needs to be done to see if there are any other companies that handle the egg destruction process besides Goose Busters just to understand our options if any.

e. Lake Safety:

- i. **No Wake Buoy:** For better visibility, the buoy will be relocated to the middle of the channel opposite the boat launch area.
- ii. **Boat with Lights:** Another complaint was received regarding the late-night boat using lights for spear fishing. Jeff spoke to the parties involved and resolved the concerns.

2. Association Activities:

- a. **CLHA Annual Picnic:** Lynne presented the report of the picnic which reflected attendance of 40 adults & 3 children with 20 baskets being donated for the raffle. Total Cost this year was \$216.59. Total Donation to LCLC was \$483.00. Everyone seemed to enjoy themselves and reconnect with neighbors. Lynne had indicated that the Activities Team will need extra support in set up and tear down in the future. The Board suggested that we get some younger manpower to assist with this process

and even pay them a stipend for their work. Lynne will do some checking along with the team and add to the budget.

- b. CLHA 2025 Activity Dates:** Please mark your Calendar for these Board approved dates:
 - i. CLHA Anchor's Away: Thursday, June 19, 2025 @ 6:30 p.m.
 - ii. CLHA Fall Festival: Friday, September 19, 2025
 - iii. CLHA Holiday Party: Friday, December 5, 2025 (pending hall confirmation)

- c. CLHA Public Website:** Lynne received instructions to shut down the website. Once she has a chance to review, then she will proceed with the action.

New Business

1. **New Neighbors:** None currently.
2. **Insurance Policy Review:** Cheryl will review the current insurance policy that the Association holds and report back to the Board as to any changes to be made.
3. **CLHA Membership documentation:** Jay requested that a procedure be documented as to how those homes currently Not in the association, can re-enter CLHA.

Adjournment: Meeting was adjourned at 9:03 p.m.

Next Board meeting scheduled: Wednesday, July 23, 2025 @ 6:30 p.m. at Marion Township.

Lynne will work with Marion Township to schedule the next several months of meetings.

Respectfully Submitted
Lynne Lewandowski
Secretary, CLHA