

Coon Lake Hills Association Board
Meeting Minutes
August 13, 2024 at 6:30 p.m.

Opening: The regular meeting of the CLHA Board was called to order at 6:40 p.m. on August 13th at the Marion Township meeting room.

Present: Jay Burkhart, Jeff Telder, Lynne Lewandowski, Mike McIsaac, Dean Blanchard & Ross Huetteman

Excused: Dawn Smith

Approval of Minutes: The minutes of the July meeting were approved.

Current Business

1. **Treasurer Report:** Dawn submitted her report via email which reflected the totals in our account. She also submitted some options for our banking needs along with a 2025 Budget.
2. **2024 Dues Collection:** Dawn reported that only 8 families have unpaid annual dues for this year. She is continuing to work with those families to reduce that number.
3. **CLHA Financial Planning/2025 Dues:** Jay presented various documents reflecting operating expenses from 2022 through 2024 then budget for 2025 and potential forecast for 2026 & 2027. Based on our current expenses and projections for coming years, it was determined that an increase to our annual dues is needed in order for the Association to stay viable. Inflation along with legal costs have placed a strain on our current savings. The Board will also continue to look at Banking options to increase our revenue. Our annual dues are the main source of revenues for the association. The Board voted unanimously to increase the dues from \$50.00 to \$100.00 for members. Information will be sent out to all members in September with a Special Membership meeting being called on October 17, 2024 Lower Level Marion Township to vote for the change to the addendum of the bylaws.
4. **2024 CLHA Questionnaire Goals:**
 - a. **Maintaining Private Access to the Lake:** Nothing currently.
 - b. **Lake Appearance (lake clarity):**
 - i. **Lake Quality:** Keith continues to work closely with LakePro on the treatment of the lake. Concerns were voiced that our last treatment was canceled. Weeds were noticed to be increasing around the boat launch and in the channel. Jay will contact Keith to follow up.
 - ii. **Lake level-Dams:** Jeff spoke to a neighbor on Gale Lake regarding any monitoring of lake levels which there are none at this time. Jeff went ahead and requested a proposal from the PEA Group that would include a check of our Dam to determine any current needs or future fixes.

iii. Goose Busters: They have been scheduled to attend our September meeting.

c. Boating Safety: The Board would like to continue to remind members to follow the State Michigan Boating Laws for their safety on the lake. Incidents of jet ski riders without life jackets, excessive speed when pulling tubers have been noted. Please enjoy the lake but be safe and mindful of the laws.

5. Beautification Committee

a. Sign (stop/yield) on Irene/Rurik: Ross reported that this concern is no longer an issue since a large tree that blocked some of a drivers view has been removed by the property owner.

b. Tree removal: Ross also reported that the large tree by the Boat launch has been removed. This tree was hit by lightning last year and needed to be removed for everyone's safety. The Board had previously approved this expenditure.

6. Association Activities:

a. Anchor's Away Thursday's:

i. July 25th -Lynne reported that at least 3 boats were on the lake, but none of them tied up together, they were just enjoying cruising.

ii. August 22nd: The Activities Team is encouraging everyone to join on this date as it is the last tie up for the season. Hope to see everyone on the lake!

b. CLHA Photo Event 2024: The Activities Team will be collecting pictures of the Coon Lake wild life, sky scape, lake life for a calendar that they will be selling with the proceeds going toward a designated Charity. More information will be coming out to all members.

c. CLHA Oktoberfest/Fall Festival: The Board approved the activity for September 20th at 6:00 p.m. if the date is available at Rurik Park. They also requested that we arrange for a porta john for the activity. The activity will include Cider/Donuts/Beer & a bonfire! Lynne will be sending out information to the members once the date is confirmed.

New Business

1. **New Neighbors:** None currently.
2. **Adjournment:** Meeting was adjourned at 8:20p.m.

Next meeting's scheduled: September 17th in the LOWER Marion Township Meeting Room.

- October 15th Lower Level
- October 17th Special Members Meeting Lower Level Marion Township
- November 19th Upper Level

Respectfully Submitted
Lynne Lewandowski
Secretary, CLHA