

Coon Lake Hills Association Board
Meeting Minutes
September 17, 2024 at 6:30 p.m.

Opening: The regular meeting of the CLHA Board was called to order at 6:35 p.m. on September 17th 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 August meeting were approved.

SPECIAL MEMBER MEETING REGARDING ANNUAL DUES INCREASE: scheduled for Thursday, October 17th at 7:00 p.m. at Marion Township LOWER Level meeting room. Lynne will mail out the announcement and voting ballot to those who don't have email on Thursday, September 19th to allow for delivery. All other members will receive the information on Monday, September 23rd via email. Jay & Jeff will work on a presentation for the meeting.

Current Business

1. **Treasurer Report:** Dawn reported on our current balance in our account.
2. **2024 Dues Collection:** Dawn reported that only 7 families have unpaid annual dues for this year. She is continuing to work with those families to reduce that number even further. The unpaid will be contacted one more time than liens will be placed on the properties. The Board indicated that this number is the lowest it's ever been. Great job Dawn!
3. **CLHA Financial Planning/2025 Dues:** The Board discussed changing the collection of dues to the end of the calendar year vs. early in the year as currently collected. By doing this, the Board can better accommodate the bills coming in for payment during the year.
4. **2024 CLHA Questionnaire Goals:**
 - a. **Maintaining Private Access to the Lake:** Nothing currently.
 - b. **Lake Appearance (lake clarity):**
 - i. **Lake Quality:** Jay will follow up with Keith on the status of the Fall Lake Quality report as well as next steps for next year's plan.
 - ii. **Lake level-Dams:** Jeff continues to follow up with the PEA group on their proposal as well as continued discussions regarding lake levels with Pardee.
 - iii. **Goose Busters:** They have been scheduled to attend our October meeting.
 - c. **Boating Safety:** The Board would like to Thank all its members for another safe boating season. The Board continues to be concerned about

safety on the Lake and will review our current Boating Rules prior to next year's season.

5. Beautification Committee

- a. Boat Launch-** Ross reported that the boat launch area needs some additional stone to continue to maintain it in the best condition possible. The Board requested that Ross get a quote for the cost then they will look at moving forward with that maintenance since its best completed in the fall of the year when the water levels are lower.

6. Association Activities:

a. Anchor's Away Thursday's:

- i. August 22nd:** Lynne reported that the Activities Team was very pleased with the turnout of members/boats for this last scheduled activity of the summer. At least 6 or 7 boats were together along with many members. The Team will continue to schedule the activity next year.

- b. CLHA Photo/Calendar Event 2024:** The Activities Team received several pictures from 5 or 6 families on the lake. Choosing from all those pictures, the team put together a magnetic 2025 calendar highlighting 8 of those pictures. The calendar will be sold for \$10.00 ea. with the profits going to LACASA which is a "nonprofit organization that provides help & hope to victims of abuse." The Activities Team will be selling them beginning at the Fall Festival. More communication will be going out to members during the fall of the year.

- c. CLHA Fall Festival:** The Fall Festival is scheduled for Friday September 20th @ 6:00 p.m. We are hoping for a beautiful dry night to get together with neighbors & friends, and possibly even meet new neighbors. So far approximately 40 members have RSVP that they would be joining the festivities. Everyone is excited for this activity!

New Business

1. **New Neighbors:** None currently.
2. **Adjournment:** Meeting was adjourned at 7:45p.m.

Next meeting's scheduled: October 15th @ 6:30 p.m. Marion Township LOWER Level

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

Respectfully Submitted
Lynne Lewandowski
Secretary, CLHA

