

Coon Lake Hills Association Board
Meeting Minutes
September 22, 2026 at 6:30 p.m.

Opening: The regular meeting of the CLHA Board was called to order at 6:34 p.m. on September 22nd at the Marion Township meeting room.

Present: Jay Burkhart, Jeff Telder, Nancy Spore, Lynne Lewandowski, Cheryl Brunette, Brandon Barefield, & Ross Huetteman

Approval of Minutes: The minutes of the August 18, 2026 meeting were approved as written.

Old Business:

1. Update on the Lake Topics:

- a. **Private Lake Access:** The Ice Fishing Policy will continue into this winter. The Board will review the policy for any changes and will discuss next meeting.
- b. **Lake Quality:** no further updates received. Jay will check with Dave regarding the Fall Quality Survey that Tigris typically completes this time of the year.
- c. **Lake Wildlife:** Wildlife is plentiful on the lake from geese, to sand cranes, to deer. Monitoring of geese continues.
- d. **Water Level:** The water level has increased due to the rain the area has received as of late. Jay reported that the dam between Pardee & Coon lakes is clear, however, the water level in Pardee is low, so currently water is not flowing through the dam. Jay proposed a process to monitor lake levels over time that the Board is considering.
- e. **Lake Safety:** the buoy and sign around the island has been relocated for better visibility. Thank you to Brandon & Ross!

2. Treasurer's Report:

- a. **CLHA 2026 Budget:** Nancy reported that we currently are on target with the 2026 budget. Activity will begin with various billings being received during the last part of this calendar year.
- b. **Current year status:** Account balances as of August 31, 2026 for both Operating and Savings were presented.
- c. **Annual Dues 2026:** Nancy reported that 1 additional account was collected during the month leaving 4 outstanding for the dues collection timeframe. Nancy requested that the dues collection process end as of August each year. Policy will be written to reflect this process. Reporting will be instituted of outstanding dues separate from liens. Board supported the process.
- d. **Insurance:** Nancy reported that our insurance was received reflecting a cost increase. Cheryl reviewed the policy based on Jay's request and found all was appropriate. Nancy will pay the premium.

3. CLHA Policies & Procedures: Cheryl reported that she is continuing to finish up the various policies & procedures so they are ready for review in the near future.

4. Maintenance Committee: Ross reported that the weeds are handled and all is good at the launch.

5. Association Activities:

- a. Fall Festival: Saturday, September 26, 2026 @ 4:30 p.m.** Lynne reported that the Team is looking forward to this activity this coming Saturday. Reminder email will be sent out on Wednesday to all Members. Proceeds from the event will benefit the Veterans.
- b. Holiday Party: Saturday, Dec. 5, 2026 at the American Legion Post 141.** The Board will again support our basket raffle by donating bottles of wine/liquor for our raffle. Our “special raffle” will consist of a Signed Barry Sander’s Helmet!! All proceeds from our raffles & donations will benefit our Holiday “Adopt a Child” fundraiser. Lynne also showed the Board a power point presentation of pictures from CLHA events & our lake community. This presentation will be shown at our Holiday Party for everyone to enjoy.
- c. Fall Newsletter:** Lynne reported that she will be working on the fall newsletter that will be coming out sometime in October.

New Business

- 1. New Neighbors:** No one currently.
- 2. Storage of historical documents/pictures:** The Board tabled this topic till next month.

Adjournment: Meeting was adjourned at 8:15 p.m.

Next Board meeting scheduled: Tuesday, October 13, 2026 (Upper meeting room)

November 17, 2026 (Upper meeting room)

Respectfully Submitted
Lynne Lewandowski
Secretary, CLHA