

Coon Lake Hills Association Board
Meeting Minutes
November 18, 2025 at 6:30 p.m.

Opening: The regular meeting of the CLHA Board was called to order at 6:40 p.m. on November 18th at the Marion Township meeting room.

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

Excused: Dawn Smith

Approval of Minutes: The minutes of the October 14, 2025 meeting were approved.

Treasurer's Report:

1. **Account Status:** Dawn reported via an email to the board our account status. Jay & Dawn will be reviewing the 2025 budget as well as looking forward to the 2026.
2. **Lien status:** Dawn indicated that all the liens have been completed for the year.
3. **Annual 2026 Dues:** Dues Collection will begin in December as we continue to strive to balance cash flow of dues receipts with ongoing expenses.

Old Business:

1. **Update on Lake Topics:**
 - a. **Private Access to the Lake**
 - i. **Ice Fishing identification:** Ross reported that all the buckets have been distributed to the Board members. Lynne reviewed the final Ice Fishing Procedure with the Board members who approved it. An email will be sent out to all Coon Lake Hills Community in December regarding the new procedure for Ice Fishing.
 - b. **Lake Quality:**
 - i. **SAD updates:** Jay was advised by our new Lake Manager, Dave Blaszcak that the new SAD beginning in 2026 was approved by Marion Township.
 - c. **Lake Wildlife:**
 - i. **Fish stocking:** Brandon reported that our lake was stocked with fish on 11/18/25. Perch, Walley, & Crappy were added to our lake.
2. **Insurance Policy Review:** Cheryl reported that we are covered for insurance this coming year, but continues to investigate various other options.
3. **Association Activities:**
 - d. **CLHA Holiday Party: Friday, December 5, 2025;** Lynne reported that the plans for the party are finalized, and a reminder email will be going out to the Members this coming week to RSVP their attendance. We will be announcing the winner of the Hutchinson signed jersey at the party. Brandon indicated that so far, we have 27 tickets sold with the selling opening to family and friends on November 20th. We will continue to have the raffle for baskets full of donated

wine & spirits along with a 50/50 raffle at the party. All proceeds from both the Hutchinson and basket raffle along with 50/50 will be going to our Adopt a Child Holiday program This year we have 10 children that range in age from 2–14 years old. The Ladies of the Activities Team are already helping Santa and purchasing gifts for the children from their Christmas lists.

New Business

1. **New Neighbors:** No one currently.
2. **Property Maintenance:** A complaint was received regarding a fence that was being placed in the front yard of a home on Rurik Dr. The Board reviewed our Bylaws and based on that review noted that the home owner did not seek approval for that fence installation. The Board will send a letter to the property owner regarding the concerns of the fence.

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

Next Board meeting scheduled: Tuesday, January 13th @ 6:30 p.m. Marion Township

Respectfully Submitted
Lynne Lewandowski
Secretary, CLHA