

Coon Lake Hills Association Board
Meeting Minutes
November 20, 2023

Opening: The regular meeting of the CLHA Board was called to order at 6:30 p.m. on November 20th at Lynne's home.

Present: Mike McIsaac, Jay Burkhart, Lynne Lewandowski, Ross Huetteman, Dawn Smith, Dean Blanchard (on phone), Jeff Telder

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

Current Business

1. **Treasurer Report:** Dawn reported our current balance in our account. There was discussion as to sending out the annual dues notice for 2024 shortly after the first of the year.

2. **Lake Quality Program:**
 - a. **Lake Treatment (LakePro):** Keith Lewinski sent the LakePro Quality report to the Board members for review. The overall quality of the Lake was excellent this year. The treatments that are being utilized are working as designed. Keith also included a trend report for the usage of Copper Sulfate. The report showed a decrease of the amount utilized this year as compared to 2022 with a dramatic reduction since 2020. Excellent report overall for our lake. Testing for PFAS was also discussed since it has been a couple of years since the lake was tested. This request will be made to Keith for inclusion in next year's Lake Treatment Plan. The Board will request that Keith send out the Lake Quality Report to the Coon Lake Hills Community.
 - i. *Lynne will email Keith regarding Lake Quality Report*
 - b. **Lake level-Dam on Coon Lake:** The Board members met at the dam to review the repair needs. It was decided to investigate bringing on an engineer or company that can consult on the needs of the dam. This will be worked on next year.
 - c. **Lake Stocking of Fish:** The Lake was stocked with fish on November 7th. Members of the Board were in attendance and all went well.

3. **Beautification Committee:**
 - a. **New Street Signs:** The new signs for Southwoods were received and installed by Ross Huetteman & Steve Puckett. A big THANK YOU to both for taking their time to complete this project.

4. **Maintaining access to our Private Lake:** The Board has received a second attorney letter from an association member demanding access to Coon Lake through the community Boat Launch. This member's property does NOT have Coon Lake frontage NOR rights to Rurik Park. The Board has confirmed through outside counsel that this member thus does not have rights to access Coon Lake through the Boat Launch. The Board will review the letter and respond

appropriately, however, with receiving it just prior to the holiday, it may take some time. As always, The CLHA Board's main objective is to maintain the privacy and quality of our lake community. A special informational meeting will be called in December for all Members to understand this concern and provide the Board feedback.

5. **2024 CLHA Questionnaire:** The Board finalized the questionnaire with a minor tweak and approved it to send out immediately after the new year. All members will receive the questionnaire and be requested to complete and return within a 2-week timeframe so that the Board can consolidate the results and determine their goals/focus for 2024.

6. **Association Activities:**
 - a. **The CLHA Holiday Party:** is scheduled for December 8, 2023 at the Howell Elks Lodge. Lynne reported that there will be several raffles at the party to collect money for the children that the Association has "adopted" for the Holiday season. This will supplement the various donations we are receiving now as well as at the party. Eight children from the Howell Schools have been adopted ranging in age from 5-9 years old. The Activities Team are already shopping for the children!

7. **Website/Map Updates:**
 - a. **Website-** No further updates currently.
 - b. **Map-** No further updates currently.

New Business

1. **New Neighbors:** The CLHA would like to welcome Rochelle Vagnetti & her daughters to the Coon Lake Community. They moved into a home on Westhill within the last month. Welcome!

Adjournment: Meeting was adjourned at 9:00p.m.

Next meeting's scheduled:

- January, 2024

Respectfully Submitted
Lynne Lewandowski
Secretary, CLHA