

Highland Lake Property Owner's Association Board of Directors Meeting, September 21, 2020

This zoom meeting (to comply with state mandated social distancing) was called to order by President Joe Bigalke at 7:00 PM. Members present were Marilyn Henry, Linda Wegge, Lorna Denig, Coleen Benzo, John Sonnenberg, Larry Leafblad, Dave Colter and Casey Bloomer. Members of the community present included Cynthia and Jim Lehman, Linda Kuntner, Gregg Denig, Jan Katien, Trisha Steele, Tracy Bloomer, Tom and Jeanette Eileirs, Don Roberts, Maggie Keefe, Art Rosiles, Gloria Ciaccio, Katie, Todd, and Don and Nancy Dorsch. Regarding items to be added to the agenda, Don D wanted to report the unlicensed vehicle that runs down the Hickory being driven by a 12 year old boy. It was suggested by others to call the sheriff. Regarding the minutes, they were not received by many Board members. Review and approval will be tabled until the next meeting. John moved we approve remote voting for this meeting; Coleen seconded. The motion carried.

New Board Members: There has been no new interest in becoming a Board member. James Kennedy will not be joining at this time as previously discussed.

Lake Health: John reported that the zebra mussel treatment was a huge success. There were practically none on the pontoons of the raft when it was pulled out. We will have a detailed study released next month. This may help us to get some research money. John also talked to Ron Mittlestaedt about the fish structures to be placed; he is not sure at this time what type he will use. We should have more information at the next meeting. Lorna stated she had information about them from Alana Bartoli from Lake County. John has other examples from ILMA. Dave said he installed some about 10 years ago; John has seen that some have collapsed. Dave has a map of where they were placed.

Treasurer's Report: Linda reported the balance of the Association account to be \$15,770.40 and the balance of the Foundation account to be \$12,002.03. A check will be issued to Casey for \$30.79. She said that James Kennedy has not cashed any of the checks issued to him yet; John replied that James has taken care of it. She said the blue property tax sheets have been received and need to be paid. Joe said the multiple bills can be approved as a total. Trisha was treasurer awhile back and said that they filed a form with the County Assessor in December stating we were a nonprofit organization and taxes were waived. Linda said she would look into this. Marilyn moved to accept the Treasurer's report; Coleen seconded. The motion carried.

Sense of Neighborhood:

1. Chic Park Renovations: Larry not available to give an update.
2. Welcome Committee: Lorna stated that Coleen has been working with her on this and has added some good information to the bags. Coleen requests that if we see a 'For Sale' sign go up", or if we know of any new residents moving in to please let them know. Included in the bags are the Rules and Regulation pages, the HLPOA contribution (dues) form, the Raft Rules and a bracelet, the Association and zebra mussels information, information about the Face Book page and the website, an offering from Something's Brewing, a dog treat, and some other local business promotional items. Also included was a return addressed envelope to submit a signed

raft rules, signed resident information form and hopefully their dues contribution. They did not include boat stickers or pontoon rules. The plan was to provide the basics and not overwhelm people with so much information that they might not read anything. The bags were delivered to 21565 Eldor on 9/20/2020; and on 9/13/2020 34439 N Hickory, 34450 N Hickory, 34466 N Hickory, 21766 W Lake Ave, 34481 N Circle Dr, and 21860 W Washington St. Linda observed that the website was a wealth of information, and if people didn't have internet access she would be willing to print it for new residents.

3. Hartnett Park: Larry arrived later in the meeting to say that the renovations are just in the discussion stage; there has not been anything definite planned to vote on. He will bring a rough plan back to us for consideration next month.
4. Szontagh Park: Casey reported that some of the HL Estates residents are doing some investigating with Lake County to clarify property, ownership and tax issues. He thinks it would be helpful if the HLPOA Board were to send each resident a ballot asking what their wishes are. The communication among them is divided and inconsistent. He tried to organize a meeting of all the residents in question but only got 8-10 to attend. There are a few who are resistant to joining the rest of the community and don't want other area residents using their park. Joe said part of the problem is that people come from Haryan Farms and say they are from the other side of HL. Casey said there is a large number from the HL Estates that want to join the rest of the Association; there is a small group of older residents who do not. There is a total of 21-22 HL Estates residents. Casey's proposal of a ballot sent to HL Estates residents will need to word it so that a majority can rule. He said the signage identifying "HLPOA" at Szontagh has been taken down. There is still a sign saying Highland Lake, Private, Members Only. The Szontagh residents are also divided regarding insurance on the property; some feel their home owner's policy would cover them. Linda reported that our insurance company told her that we needed to remain separate from them to avoid liability, but if they wanted to join with us the premium would be \$200.00 extra for Szontagh Park. Casey checked with his insurance company and he was told that his homeowner's policy would not cover a liability event in Szontagh. Linda suggested a few Board members work with Casey to resolve this issue. Casey felt that the path of least resistance would be to recognize that Szontagh Park belongs to the Highland Lake Estates residents, but if they want to be under the HLPOA umbrella of protection and receive funds for improvements that they would have to allow all residents to use the Park. Don said the only legal way we could do that is for the owners of Szontagh deed it to HLPOA, and it would have to be unanimous among all owners. John suggested we lease it. Casey would like the HL Board send them a letter and have all residents vote on it. The title to Szontagh Park was never filed with the County, which has no record of it. The tax bill (around \$3.00) is sent to relatives of Bob Schroer, but one of the HL Estates residents said that he pays it at the assessor's office. Joe asked if anyone was interested in helping Casey sort this out. He said he would; Gloria and Linda agreed to help as well.
5. Regarding pontoon boats: Linda reported that we need input/ideas about boat parking for owners without lakefront property. Most likely this will continue to come up. Casey liked the idea of slips for parking. Don said if we charge for slip parking it will increase our liability. More discussion ensued with Linda again asking for ideas to solve this problem. Tracy Bloomer said

there is a sunken boat near Szontagh that has been there for 2 years; it needs to be removed. It is a hazard. Coleen suggested a form letter to be sent to any resident violating rules or causing hazards so as not to make any particular Board member the police; we are a self governing body and Board members are volunteers.

6. Pathway: Joe asked what is to be done about the falling down fence at the pathway. John said it would cost \$60.00 for a section of fence; Joe asked what to do when the next section goes. It's all in rough shape. Jim Lehman said he would donate \$200.00 to fix the fence if somebody would match that. Larry said his daughter wanted to set up a program to tap one's cell phone to a sign to donate money to fix the path. John asked Joe again to approve to replace just the one panel. Joe asked if anyone had a motion. Coleen moved to approve \$60.00 to replace one panel of fencing on the path, Lorna seconded. The motion passed.
7. Concerts on the Lake: John stated that at the last meeting he announced that the Kennedys were having a concert; a blast went out about it. John stated he knew there were concerns about the noise. He felt it was nice to have them and would like to have more of them planned. He would like to see them organized so they were not disruptive nor a surprise to anyone. Linda said she had guests over; the music was loud so they went into the house for their visit. She would have appreciated prior notification. This was not the concert John was referring to. One resident said regarding the concert in question by Downey Park, that he and his wife were out on their deck at the start of it, went into the house, and eventually left their house for a few hours to avoid the noise. There was another comment that these concerts were too loud, invasive and unpleasant for those who didn't like that type of music. Apparently there was another house across the Lake on the same night that had music that went on longer; John suggested limits be set per night for music events. John suggested it be planned and announced ahead of time and that residents be understanding; for those that don't like the music there are many who don't like landscaping noise of other homeowners. Trisha pointed out that there were rules set by Lake County. Cynthia Lehman read the Lake County ordinance regarding sound amplification, and suggested we uphold this law by prohibiting this noise. Coleen acknowledged all the concerns that were voiced and that we need to be cognizant that our neighbors may not appreciate the music being loudly played next door. Maggie stated that as it is a law that there is a 70 decibel limit to the sound amplified she is not comfortable posting an event that may exceed that. Do not send her event postings of amplified events.

Adjournment: Motion to adjourn the Association meeting was made at 8:40 PM by Larry and seconded by Linda. The motion carried.

The Foundation meeting was opened by Joe at 8:40 PM. There were no changes in the attendance roster, there were no new issues up for discussion and the financial report was unchanged from that of the Association meeting. John moved to adjourn the Foundation meeting at 8:41 PM, Linda seconded. The motion carried.