

**The Highland Lake Property Owners  
Association (HLPOA) Minutes**  
Monthly Board Meeting, June 20, 2022

**Call to Order**

The Association meeting was called to order at the Avon Township meeting room and by Zoom by President Linda Wegge at 7:00 pm.

**Attendance**

The following Board Members were in attendance:

Linda Wegge	President
Cathy deGroh	Neighborhood/Community Committee Co-Chair
Vicky Kennedy	Lake Health Committee Member
Ron Mittlestaedt	Lake Health Committee Chair
David Oswald	Communications Committee Chair
Trisha Steele	Treasurer & Fiscal Responsibility Chair

Absent:	Joe Bigalke	Former President/Advisor
	Lorna Denig	Neighborhood/Community Committee Co-Chair
	Laura Drummond	Vice President - resignation submitted this evening
	Sharon Schwaba	Secretary

**General Membership and Guests in Attendance**

Linda Kuntner	Dave Lenihan
Andy Havely, Zoom Monitor	Jan Katien
Adrienne Fosberg	Greg and Lynn Flynn

**Board Membership: Secretary Pro tem**

President Linda Wegge asked for a Board member volunteer to act as Secretary Pro-tem and Trisha Steele volunteered.

**Motion** to approve a remote meeting and its recording - made by Ron Mittlestaedt and seconded by Trisha Steele. All ayes.

**Items to add to agenda**

Vicki Kennedy asked to add Access Lane Safety

**Comments from General Members/Residents**

Linda Kuntner, Lake Avenue, asked about approximately \$2,800 of equipment that the Board purchased in 2021 for the zebra mussel research project. She wants to know who has access to it and how it is being used. President Wegge said she will followup with John Sonnenberg and ask for reimbursement from him or his new organization that will now handle zebra mussel monitoring.

Greg Flynn (new resident on S. Circle Dr), asked about the management of weeds and algae.

Jan Katien, Lake Ave, said she also was concerned about the weed control and algae bloom.

Ron Mittlestaedt explained about common pond weeds, the good and bad (blueish) types of algae, and harmless "big green balls" of algae. A member of his committee had obtained estimates for weed and lily pad control. These topics will be discussed further in the Foundation Meeting.

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**Approval of Minutes from Prior Meeting**

President Wegge tabled this item since the minutes for the May meeting are not available.

**Vice President's Report** - President Wegge announced that V.P. Laura Drummond has submitted her resignation to the Board due to a new job in N. Aurora and other personal conflicts. Also, Larry Leafblad, who has served on the HLPOA Board for many years, resigned due to health issues.

**Priority 1: Lake Health** - Ron Mittlestaedt, Chair

Ron noted that the zebra mussel population has started growing and will soon need to be treated. He said that the weeds and milfoil may be impacted by the zebra mussel treatment too. The lilies are becoming a concern but are being watched. Treatment timing will be impacted by the temperature.

David Oswald asked how the Board can make decisions without adequate information. President Wegge stated that we are not informed about what is being paid for. David proposed that an Executive Meeting be held to get more answers from John Sonnenberg who has been overseeing the chemical treatments of the lake.

Resident Andy Havelly asked what the Board's responsibility is regarding weed management. Can private owners treat the weeds on their lake bottom? Ron said that technically people can, but it is not advised since the dosage would be unknown lake-wide. He said that John Sonnenberg will return on Thursday and a treatment is anticipated on Friday.

[At this point the discussion moved to Neighborhood/Community Committee issues - Access Lanes Improvements and Raft Maintenance.]

Vicki Kennedy said the access lanes are unsafe and provided photos of the three access lanes on Lake Avenue. She suggested that the Board designate \$500 for access lane improvements. President Wegge said she has deck-building materials available. David Oswald said he was concerned about using old or second-hand materials. Treasurer Steele pointed out that only \$150 dollars was budgeted for the access lanes this year. Cathy deGroh volunteered to go door-to-door to ask those who use the access lanes how they use them, what improvements they would like to see, and whether they would help. Trisha Steele volunteered to assist.

Ron Mittlestaedt reviewed the improvements needed for the raft. He said that wheels are not a good idea because the raft is too heavy and said that a vehicle is needed to maneuver the raft in and out of the lake. He has found a device that can pull the raft up but a tractor is still needed. Andy Havelly suggested a post with a wench, seated in cement. Ron said he will look into the design.

**Priority 2: Fiscal Responsibility** - Trisha Steele, Treasurer

Treasurer's Report:

Trisha Steele asked to make a motion to resolve an outstanding banking issue that is required by the new bank management:

**Motion** to approve the removal of Joe Bilgalke, former President, and the addition of Trisha Steele, Treasurer, along with current President Linda Wegge, as signers on the First Midwest Bank accounts ending in 7490 (for the Association) and -5716 (for the Foundation). Made by Trisha Steele and seconded by Ron Mittlestaedt. All ayes. Approved.

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Linda Wegge confirmed that she will continue as a signer as the new President, and Trisha concurred.

Trisha reviewed the attached financial narrative and the Association's Budget to Actual Report as of May 30th. She said that the Association has \$25,012 in the bank. There is a huge increase in our upcoming insurance costs (over \$3,000), and two unanticipated expenditures: \$176 for another Downey Park improvement and \$199.48 for a computer need. David Oswald said that the Norton invoice may be spam and should not be paid.

Audit Updates: Trisha reported that she and Linda Wegge have not yet had an opportunity to review various points that need to be addressed in 2020 and 2021.

2022 Budgets: Trisha said that the budgets approved in May are now incorporated in the monthly Budget to Actual reports. Questions were raised about the need for a balanced budget and a reserve in each organization. Trisha strongly urged the Board members to stay within the means of each organization and not dip into the reserves unless there is an emergency. She said that when additional funding become available, then the Board could reconsider the budgeted expenses.

HLPOA Tickler - Trisha said she emailed a rough draft to Board members. Trisha asked each member to review and send suggestions to her so that their suggestions can be included in the next month's discussion.

<u>Bills Payable to</u>	<u>Amount</u>	<u>For</u>
Justin Harris	\$176.34	Downey Park Dock stain

Trisha explained that this item had been approved by the HLPOA Board before a budget was considered, in March 2022. Trisha concluded that the Downey Park improvements have exceeded the approved budget by more that \$400 and advised that no further expenses should be directed here unless additional funding is found and designated to Downey Park.

She said that other items have been presented for approval (about \$12,000 for McCloud weed and zebra mussel treatments) but that they will be discussed in the Foundation Meeting.

**Motion** to approve outstanding bill payable

- Reimbursement of \$176.34 to Justin Harris made by Cathy deGroh, seconded by David Oswald. All ayes. Approved.

**Priority 3: Neighborhood/Community** - Cathy deGroh & Lorna Denig, Co-Chairs

Hartnett Park - Cathy deGroh said that resident Debi Hall reached out to Openland to obtain their Conservation at Home evaluation of the Hartnett property. It would cost \$50. President Wegge said the the expense should be covered by additional donations. Resident Andy Havelly said he would make the \$50 donation.

**Motion** to accept the donation and expenditure of \$50 for an Openland consultation on Hartnett made by Cathy deGroh. Seconded by Trisha Steele. All ayes. Approved

Cathy reported that two large piles of concrete were moved to Hartnett by John Sonnenberg and Joe Bigalke, and said that John stated he would get it removed. Resident David Lxxxx,

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Lake Avenue, said there is a place to recycle used cement on Rt 120. Cathy said she would contact John and the business regarding the cement chunks dumped at Hartnett.

**Neighbor Relations** - Cathy deGroh urged neighbors to remember the sensitivities that other residents, including our veterans and pets, have toward loud, banging fireworks.

**Motion** to place on the website an explanation of the issues with fireworks, emphasizing that our goal is to maintain lake health and to minimize noise and other pollutions. Made by Ron Mittlestaedt, seconded by Trisha Steele. All ayes. Approved.

David Oswald, Communications Chair, said he would follow-up with the Coleen Benzo, who manages the website.

**Member Participation** - Cathy asked if a non-member can be a member of a committee. Trisha confirmed that all property owners are members, either voting or associate. Only property owners who have paid their dues are voting members. Other property owners and resident renters are Associate members and are not restricted from assisting on committees.

**Unclaimed Boat Auction** - President Wegge announced that a boat sale is planned for June 25th.

**Motion** to approve the auction of unclaimed boats left on HLPOA properties. Made by Linda Wegge and seconded by Ron Mittlestaedt. All ayes. Approved.

**Priority 4: Communication** - David Oswald, Chair

David introduced Coleen Benzo, a resident who volunteers on the Welcome Wagon. Coleen said that she and Board Member Lorna Denig have information, including boat stickers and a wrist band, which are handed out to new residents. She explained the process and said that the handout is provided in both English and Spanish. She encouraged residents to contact her or Lorna should a new resident move into the neighborhood.

David provided a review of the HLPOA website, HLCommunity.com, and also a current resident trend, Flamingo Friday, where a pink flamingo is left at the street side on Friday. It designates an open house where residents bring their own beverages and snacks. People do not go inside the host's home, but return to their own home if bathroom or other facilities are needed.

Vicki Kennedy volunteered to help with the website.

There was no further Zoom availability as of 8:42 pm.

Cathy deGroh suggested that the Board establish a deadline for sending out information relating to the next Board meeting, the prior Friday for example. The Board members agreed that this would be helpful.

**Adjournment**

**Motion** to adjourn was made at 8:50. All ayes. Approved.

**Attachments:**

- Association Budget to Actual Report as of May 30, 2022
- Financial Narrative for the Association

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Submitted to the Board for review, modification and/or approval by

*Trisha Steele*

*07/14/2022*

\_\_\_\_\_  
Trisha Steele, Secretary Pro Tem

\_\_\_\_\_  
Date

Approved by the Board on 07/18/2022