

Highland Lake Property Owner's Association Board of Directors Meeting, July 20, 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 Kuntner, Lorna Denig, Ron Mittlestaedt, Coleen Benzo, John Sonnenberg, Larry Leafblad, Casey Bloomer, and Linda Wegge. Members of the community present included Cynthia and Jim Lehman, Ann Bidwell, Art, Matt Carlson, Cori Krajewski, and George Wisdom. Regarding items to be added to the agenda, Matt had a question about improvements of the easements (fire lanes), and Linda K wanted to know what to do with a summons in her possession regarding a piece of property and what to do with the key for the meeting room; Joe said he would take them both. Regarding minutes from June's meeting, Linda Wegge asked to be added in attendance, she was present but didn't show up on the audio or video. Lorna and Linda K asked for copies to be sent them. A motion to approve the minutes of the June 2020 meeting as amended was made by Linda W and seconded by Casey; the motion carried. John moved that permission be given to make and approve motions and votes by Zoom using the proper quorum, Linda W seconded. The motion carried.

New Board Members: Linda Wegge has agreed to take over as Treasurer, the papers have all been signed at the bank. Linda K will stay on as a board member.

Lake Health: John reported that the Earthtec QZ for eradication of zebra mussels will be dispensed in the Lake on 7/22/20; McCloud will do the application. 2-3 more treatments will be done, depending on the need. He went on to discuss how the efficacy of the treatment will be monitored. He reported that McCloud is hiring the interns that will help with other projects, and we will do our own research. Ron talked about possibly putting in some fish structures made from cinderblock; these will not decay as would wood or other such materials and they are low in cost. They would go in at a minimum depth of 10 feet so that they won't get hit by boats. He would test areas to find out where the best places to put them would be. He described how they would be placed in the water. They are put in groups of 3 10 feet apart. Lorna asked if there might be better materials that would be more natural. Ron said that wood and trees do not last, plus they put phosphorus into the water. He thinks he could do it without HLPOA funding; he just wanted approval to do it. Joe asked him to research where they would go and what other lakes have done, and if there are other materials that would be an option. Ron said he would do further research. Linda W said her husband Bob Slipke would help and offered their pontoon boat. They would like this to be done before winter. Casey asked if the ZM treatment would be posted, John said he put it on Face Book, and that the solution is not harmful to fish, plants or humans.

Treasurer's Report: Linda W reported the current balance in the Foundation account is \$18, 837.55; in the Association account we have \$15,634.37 (after the checks \$41.03 paid to John Sonnenburg for repairs, \$70.00 to James Kennedy for 10 hours work, \$118.00 for annual PO Box fee, and \$2,616.00 for final insurance payment,) for a total of \$34,471.92. She will email Board members lists of the bills needing payment prior to the meeting; payment can then be approved at the meeting. Casey asked Linda if she received his bill for work on Szontagh Park; she said she did not and asked him to resend it. If there is a bill needing payment before the next meeting, she will email it out to Board members and ask for immediate approval by email. Larry asked permission to put a sign up on the walking path

requesting donations to improve the walking path; walkers could make a donation using their phones. It is in great need of improvements such as repaving and fence repair. He feels it would be an ideal way to solicit donations from those who use it. His daughters could do the research on how to set this up and he can get back to us next month with a proposal. Linda W asked about a Go Fund Me account for this. Linda K asked who originally funded the fence; Larry said the Township did and that we were responsible for its upkeep. It was put up 20 years ago. Linda K said that contractors have removed several panels to do work on someone's property and she wonders if they are going to repair it. Larry said it has been taken care of. Coleen asked why maintenance of this hasn't been budgeted for. John suggested we budget for it and then add a request for extra money on the annual dues letter. Casey suggested we get quotes for what money is needed for the job; this would be a good place to start. This would give us a better idea of how to raise the money. Joe asked Larry to get a few quotes; Larry said he would bring them to the next meeting. Linda K reminded us that last month Ron questioned the total balance in the fish stocking reserve balance. She went back and reviewed the last 2 years and found it to be \$916.00, not the \$509.00 reported at a previous meeting. The reason for the confusion was that there was no stocking done last year which added money to the carryover. The other thing that Linda K added was that John Hall was given documents from 2018 and 2019 in order to do audits. Motion to approve Treasurer's report was made by Marilyn and seconded by Larry. The motion carried.

Sense of Neighborhood: 1. Regarding the raft: Linda W stated that she watches it during the day. There have not been large groups on it and she has had no reports of problems. Ron said that his boys have waited 30-45 minutes for people to leave so that they could use it. Joe said there was an occasion where a large group parked around Chic Park, no one having a wrist band. As it turns out they were guests of a resident. It is listed in the rules that swimming to the raft from shores/parks is not encouraged. Larry and Joe called Lake County Sheriff about the issue. It was settled amicably. But the other problem was that there was a pontoon navigating close to the raft, waiting to be able to use it. Ron stated that he went out, spoke to the group in question and told them that they needed to wait and go with the resident who is hosting them. Matt Carlson stated it was most likely his daughter and her friends that was the group in question. He stated that they spoke to the kids to ensure that they are following the rules. Joe's concern is that the pontoon was too close to the swimmers. Larry asked what the closing time for the raft is; the night in question's occurrence was 7:50 PM. The consensus was that it closes at dusk. Coleen stated that people swim to the raft from Downey Park frequently; Joe's concern was that there are many more pontoon boats out on the water which could lead to injury of swimmers. Coleen stated that the burden of safety should be on the adult boat drivers; we can't expect children swimmers at their maturity level to be watchful of boats. Some of the Board members stated they were out of wrist bands. Linda W has about 50; Larry said the initial order was for 250.

3. Regarding Parks renovation: There is a new patio at Downey Park thanks to John's work. Regarding neighborhood cleanup, the Township is not sponsoring it anymore. John wanted to thank everyone who showed up to remove the tree at Downey Park (Dave Coulter, and Joe, among others). Dave was going to saw up the wood for people to pick up. The bill for the patio was \$663.18. We should have Marie's bench sometime in September. John thought we could dedicate the bench at the next event; maybe

Carp Fest. Per Larry, the Chic Park restoration will happen next year. Joe said that we need sand for Chic Park; John said they were able to get sand donations from Bob Kula for Downey and Szontagh. John said he would call Bob to see if we could get some for Chic Park. Regarding Szontagh Park, there is a tree that needs to come down. Joe asked Casey to give him a time and day and he would come and help. He wants the residents who have rights to Szontagh know that the HLPOA Board is working to support them. Coleen stated that there was confusion regarding who had the right to use Szontagh Park. She said a Highland Lake resident called John upset; she had taken her two children there and was verbally accosted by a group of older women who told her she didn't belong there. Joe said there are no written rules. Casey stated that the Park is deeded to the residents in the horseshoe area east of Lakeside Dr (Highland Park Heights). He said he has spoken to the HL Heights residents who monitor the Park, asking them to be kinder when approaching non HL Heights residents. He feels the best solution is to send out a letter informing residents how to access the Lake, at which time it could be noted that Szontagh is for a specific group only. Matt said he also was asked to leave three years ago after he had moved in and was exploring the Lake. He feels that if it is supported by HL dues it should be available for use of all dues payers. He said the sign there is confusing; it matches the other HL signs. To clarify, Linda W stated that all residents, including the HL Heights group, were allowed to use all Parks and access points on the Lake, but only HL Heights residents could use Szontagh, correct? This statement was confirmed. John explained that the way the deed is written up, it specifically states that Szontagh is for Heights residents only. John pointed out that private property residents (such as Szontagh), shouldn't expect that HL resources should be expected to do things such as Park renovation and tree removal. Casey said this coming Thursday he is trying to get as many HL Heights residents together as possible to come to a consensus on these issues. Casey said most of the resistance is coming from 2 residences. To add some perspective, Linda K checked the dues paying members roster and found that 58% of the HL Heights residents pay dues as compared to 41% of the rest of the HL community. Ron asked Casey if the HL Heights had their own Board, Casey said no. Ron asked him how things such as the well are regulated. Casey said he is trying to come up with a way to get agreement on various issues; but then comes the legal problem that the Park is deeded to only these 18 properties. Joe said he would go to the meeting on Thursday. He believes in actions, not words. He cares about their Park as much as all of the others. He will work to fix things there and feels there is no reason to deny a mother and her children access just because they come from another HL area. Joe said when the Park sign was placed there at Szontagh 8 years ago he had permission from one of the HL Heights residents. He and others weren't sure who it was. Regarding Hartnett Park, Larry asked that people be present on Saturdays 9/19 and 9/26 to begin

with the removal of 150 non native trees. He and Dave Coulter will be coordinating this. Ron noted that clearing all of those trees will increase road noise from Washington St. Larry will have a plan for the August meeting. Marilyn reminded the group of a concern voiced at the last meeting. If the trees are cleared away and the Lake becomes more visible from Washington St, it could entice more trespassers. Ron asked if the boat is still sunk under the water near the fire lane, he said he would check. Joe said he could pull it out with his tractor. Regarding removal of the fallen tree from the channel at Hartnett Park, Joe asked for volunteers to help with this.

4. Regarding pontoon boats: Linda W stated that her husband Bob Slipke would like to join a group to work on this. Marilyn reminded those present that the pontoon and other boating rules have been written, approved and posted on the website. John asked that there be a way to notify boat owners that if their boats don't meet the guidelines, that it will not go into the Lake next spring. Marilyn asked clarification as to what rules need to be changed. John requested the 36/48 volt issue be clarified. Marilyn suggested it be resolved outside of the Board meeting.

Fire lane access issues: Linda W clarified that she checked with the Grayslake Fire Dept who told her that lanes would never be used by fire trucks. Larry stated that its proper term is access lane, not fire lane. Linda said her husband would mow the access lane by her house as needed. Linda K said it should be clarified on the website as an access lane; residents are under the wrong impression about the lane's purpose. Joe stated the preferred method for temporary usage of the lanes for personal home projects is to notify the HLPOA Board ahead of time. Matt asked about the possibility of improving the dock at one of the lanes at Oak St, which is in rough shape. Joe said we should start with the Lake County Dept of Storm Water when it comes to bank erosion; HL is receiving 45% more storm water than it was 15 years ago. This trend should be expected to continue exponentially. The County shouldn't charge us for that; they are responsible for taking care of storm water issues. Matt will come up with a proposal and estimates for the work and bring it to the Board. Another question was raised about whether or not it was ok to store boats there by people who don't have Lakefront property. Joe suggested that any work done on access roads be proposed with cost estimates to the Board for the use of all residents. He suggested the residents who would be using the areas get together and come up with ideas of use, boat storage limits, etc. These lanes definitely need work as they are not safe in their current condition. It was also stated that there needs to be a better way for non lakefront owners to store boats and not use up all the space at the lane docks.

Homes Listed on the Market: Nothing new to report or discuss.

Adjournment: Motion to adjourn the Association meeting was made at 8:48 PM by John and seconded by Marilyn. The motion carried.

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HLPOA Foundation Meeting was called to order at 8:48 PM with the same members present. Treasurer's report was without changes. Motion to adjourn the Foundation meeting was made by John and seconded by Marilyn at 8:49 PM. The motion carried.