

Highland Lake Property Owner's Association Board of Directors Meeting, July 19, 2021

This hybrid zoom/in person meeting was called to order by Joe Bigalke at 7:00 PM. Members present were Marilyn Henry, Linda Wegge, Larry Leafblad, Coleen Benzo, John Sonnenberg, Casey Bloomer, Dave Coulter, Ron Mittlestaedt and Lorna Denig. Members of the community present included Linda Kuntner, Don Dorsch, Gregg Denig, Paula Kuhn, Jim Benzo, Angela Corti, Rose Bloomer, David Oswald, Cathy DeGroh, Nancy and Cindy Mittlestaedt. Marilyn moved to approve remote voting, Casey seconded. The motion carried. Motion to approve the July 2021 minutes was made by John and seconded by Coleen. The motion carried.

Comments from Residents: There is an exploration of possibly converting Hartnett Park on Washington St into a boat launch. Larry gave a history of how Hartnett Park came to be a part of the Highland Lake properties. John went on to talk about the damage that occurs to Downey Park annually from getting large boats in and out of the Lake. He is doubly concerned with the drop in water level by 20% this year, which will make removal of boats that much more difficult. He did fact finding with multiple sources to investigate feasibility of using Hartnett. He described the composition of the property and possible measures to convert it to a launch site. He recommends we go through the permit process for now, which would cost less than \$500.00. Safety concerns with traffic on Washington were discussed. The County is in support of this conversion. The estimate he has gotten to do a boat ramp here is about \$3,000.00. Ron asked for a better idea of the total cost before we start spending on permits. A discussion then occurred about possible resulting increase in pontoon boats. Concerns were raised about liability to the Association if boats are allowed to be stored there, and how more large boats would be a safety concern and change the culture of our small Lake. We need to check with our insurance company to see if this conversion is even allowed. Linda said she would take care of this. John pointed out that we are already launching and storing boats at Downey. John reiterated that his primary concern is damage to Downey Park. If we do go ahead with this it should be done before the next season in the spring. Cathy DeGroh offered to hand deliver information about this topic to all homeowners in order to make sure everyone is aware of proposed changes. Casey moved we gather more information about costs, liabilities, feasibility, etc before proceeding, Lorna seconded. The motion carried with Coleen in opposition. We should also explore other access points conversions as well.

New Members: Larry moved to approve David Oswald as a new Board member, Casey seconded. The motion carried.

Lake Health: John reports the water level at a record low; we haven't seen complications of this yet such as algae blooms. Ron reported that three fish cribs went in; the GPS locations of them will be posted on the website. Regarding zebra mussels, John met with McCloud at Valley Low in Glenview that is infested with them. They are now trying to eradicate them. Our approach is more proactive. We will have our first Earthtec QZ treatment here on 7/30. There will be 4 treatments and we have interns working on this. Regarding Eurasian water milfoil and lilies, there are several areas of overgrowth secondary to low water levels. The treatment target area will be on the west side. We may wish to consider cancelling the treatment if it appears as though it won't make much of a difference. Treatment area will be marked by red buoys. John would like approval to pay \$553.90 to pay the person helping

with the interns (it has been budgeted). Ron made the motion to approve this payment and Coleen seconded. The motion carried. It will come out of the Foundation account. He also asked approval to pay \$1,331.00 to pay for the PDC agreement (again, was budgeted for). Larry moved to approve this payment from the Foundation account and Casey seconded it. The motion carried. Regarding the Lake Ave improvement project, Dave Coulter clarified that the original proposal was for 3 years and the total price would be \$6,226.00. The other thing we could do is make it mowable, or leave it the way it is. Renwood Golf Course gave us permission to fix it up but will not offer any funds to do so. John would like to see us go after grant money for the job. Ron pointed out that we have pressing expenses now with the Lake treatments. No conclusion was arrived at. John suggested we find out if the Township has the proper mower to get it done.

Rule Changes 4H: The rules posted on the website are the current ones approved this past March.

Treasurer's Report: Linda reported that to date 45.45% of residents have paid dues to equal \$12,365.00. There was another \$6,420.00 in donations to total \$18,785.00. She would like a motion made to pay our insurance bill of \$2,650.00. Casey moved to pay this bill and Marilyn seconded; the motion carried. The other bill is payment due for PO Box rental of \$149.00; Casey moved to approve this payment and Lorna seconded. The motion carried. She will cancel payment of 2 mailed bank statements totaling \$5.00 per month. John moved we go paperless on the statements, Casey seconded. The motion carried. The balance on the Association account is \$23,803.13, and on the Foundation account is \$10,348.57 to total \$34,151.70. Regarding boat stickers, it will cost \$244.50 for 250 or \$295 for 500. She was in need of the art work to get this done, and John requests that the year be put on them also to indicate that people received a copy of the rules with the stickers. As it turns out, they will not be needed for this year. John moved we approve the Treasurer's report, Casey seconded. The motion carried. There is nothing to report on the sales tax exemption. She will have the budget report to distribute at a later time.

Sense of Neighborhood: Marilyn reported that the Fall Festival is scheduled for September 12th with a rain date of September 19th. Linda Kuntner and Ann Bidwell will host. Grills, plates, cups, utensils, pop and water will be provided. Attendees will be asked to bring a dish to pass, their own meat, and any other beverages they'd like. John moved we auction off the abandoned paddle boat at Chic Park, Casey seconded. The motion carried. John got an offer of a used riding mower for \$900.00; he does not recommend we buy it. Most access areas and parks are being taken care of by neighboring homeowners but Downey is in need of someone to adopt it. He got an estimate got \$60.00 for each cut from a landscaper. Larry reported that Lake County is in the process of looking at yard waste open burning policies by unincorporated homeowners. There will be meetings on 8/4 and 9/1 to get information and give feedback. Contact Larry for information. Casey said he will take on Carp Fest; contact him with ideas about this.

Adjournment: Motion to adjourn was made by John at 8:38 PM and seconded by Marilyn. The motion carried.

Foundation meeting was opened by Joe at 8:38 PM. There were no changes in the attendance roster, and the financial report was unchanged from that of the Association meeting. John moved to adjourn the Foundation meeting at 8:39 PM, Casey seconded. The motion carried.