

Highland Lake Property Owner's Association Board of Directors Meeting, June 15, 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 Dave Coulter. Members of the community present included Nancy and Don Dorsch, Tracey Bloomer, Jill Miller, Lucia, Cindy Mittlestaedt, Cathy DeGroh, Laura Drummond, Amy, John Hall and new resident Art (34430, corner of W Lakeshore and North Shore Dr). Regarding items to be added to the agenda, Ron stated that at the corner of Lakeside and Washington there is a home for sale by owner posted. This is creating a lot of traffic on Lakeside; the house in question is not located on Lakeside Dr. He has checked in to the County regulations regarding sign posting. It was suggested that Ron call the homeowner about the problem; John suggested Joe call her. Ron also questioned the total balance for fish stocking; there were those who felt it should be more. Linda K said that by her records there is \$509 in reserve. Ron thought there was around \$1,000 left; he was going to get the documentation to validate this. He has numbers from Marc Rosemeyer that he will pass on to Linda. They plan on stocking this fall. They may plan more fundraisers for fish stocking this year. He will present more information about this at the July meeting. Linda said she would review her numbers as well. John asked that there be a clarification to the May 2020 minutes to state that the fee to McCloud for applications of the Earthtec QZ for zebra mussels be changed to \$2,250. A motion to approve the minutes of the May 2020 meeting as amended was made by John and seconded by Joe. The motion carried. John moved that permission be given to make and approve motions and votes by Zoom using the proper quorum, Casey seconded. The motion carried. Larry reported that he got notice from the County that the house at 34321 N Circle is up for auction. It has been vacant for 4 years. He also said that in Wikipedia our lake is named Lake Wyngarden.

New Board Members: Linda Kuntner stated that Linda Wegge has agreed to take over as Treasurer.

Lake Health: John reported that the Earthtec QZ has been ordered and McCloud will dispense the product when the water reaches 70 degrees, as discussed at the last meeting. The cost will be \$2,250. They spent \$1,400 on a device to monitor the project, which will most likely occur the first week in July. Linda asked when the bill should be paid, John told her after the treatment is done. John moved we approve McCloud for application of the Earthtec QZ, Marilyn seconded. The motion carried. John said that regarding James Kennedy our intern, he only worked 2 hours. There are still 22.25 hours approved that we can use him; this will most likely happen with the zebra mussel treatment is done. John reported that Earthtec QZ was sent a check for \$404.50 for taxes on the chemical; they are sending it back. We can pay it directly to the State. If we get tax exemption we won't have to pay it. Linda Wegge stated that IL rejected our application, it was missing information. She said she would try to find out what's going on with this. Regarding the L Team, John spoke to James' teacher Joe Rigowski who has 2 students in college studying environmental science. They are interested in doing internships. John talked to Alana at the County; they may be able to use them. Then McCloud said they have 3 openings for interns; they could help with projects on the Lake, help expand the ZM project at the County level using grant money, and work with the teacher using Highland Lake as the focal point.

Treasurer's Report: Current balance in the Foundation account is \$19,069.48, in the Association account we have \$20,675.46. We sent a check to earth Science for \$5,775 for the ZM product. We also sent a check for \$404.25 to them for taxes on the product that should be coming back to us. We paid James \$270 for work done and John \$140.36 for items for ZM and parks. Regarding income, Carpfest generated \$50; John said he would ask again for more donations. \$12 RE tax was paid. There were 2 dues payments received. John said in regard to Linda's concern of the amount of money being spent, that \$2,700 was budgeted for parks that would have covered a lot of the stuff they're doing. \$1,600 was spent for the removal of a tree. He said we are under spending the amount budgeted for ZM treatment. Linda said we have our insurance bill coming up that will be costly. Regarding transfer of Treasurer to Linda W, she would like to do it ASAP. We are 2 years behind in doing a budget. John Hall said would do it. Linda W has agreed to become a Board member as Treasurer. She and her firm will take over the financials. Regarding the key to the Avon Twp meeting room, Linda K would like to relinquish it to someone else. The key will be taken by Joe. John made a motion to transfer the office of the Treasurer to Linda Wegge with thanks to Linda Kuntner for her years of service, Larry seconded. The motion carried. John moved that Linda Kuntner stay on the Board, Marilyn seconded. The motion carried. John moved to approve this month's and last month's treasurer report; Marilyn seconded. The motion carried.

Sense of Neighborhood: 1. Communications update: was carried over from the last meeting. Lorna has given out 4 Welcome Bags but needs more blue bags. Larry will give them to her. Marilyn is in the process of putting together folders for new residents including rules and regulations, the Board members, a piece about the Foundation that John said he would give her, and the contribution form.

2. Regarding the raft, a lengthy discussion ensued. As a state, IL is beginning to open up from restrictions regarding the Covid 19. A question was raised about the difference between the raft and the HL Parks being open. Our Parks were never closed specifically per Joe. Larry moved to put the raft in, Marilyn seconded. John noted that this was a serious vote. A discussion occurred regarding the risks or lack thereof to launch the raft. John had concerns that the raft launch could have serious repercussions without having established rules. Ron said that it was up to individuals to follow set State guidelines and to trust that others were adhering to the rules. John asked who would clean the raft for the next person. Ron said he did not feel the need of sanitizing; that if people didn't want their kids going on it they should keep them off. He reported multiple residents contacting him saying they wanted it launched. Joe asked if we could be held liable; Laura stated that she had to sign waivers at nail and hair salons so that she could not hold shop owners liable. Ron said that if you caught it at a supermarket they could not be held liable. Don D was instrumental in securing our insurance policy years ago; he stated that we are not liable in the event that someone claims they get sick while on the raft, and our insurance would need to defend us in the event of a lawsuit. Joe felt it would not be possible to police the raft and was glad to hear this. John felt that this raft issue was not being taken seriously and that we need to get a policy in place. The issue was not so much the kids getting it as it was how many people they would go on to expose the virus to after leaving the raft. He noted that there were a lot of elderly people around that shouldn't be exposed; if someone came up with a policy he would be all for launching. Question was raised by Board member about why the Grayslake pool is not open; should we follow their

regulations? It was pointed out by another Board member that there are definite social distancing issues with the pool that would not apply here. Question by Larry was raised about checking wristbands; who would be policing the raft? A suggestion was given by Ron to limit the number of people on the raft; reply made by John was yes, but who will monitor? Casey asked, what happens when we do confront a violator, they laugh it off and do what they want in any case? The Board members have no law enforcement powers. John suggested to Ron, Laura and Coleen to come up with a plan to regulate this. Laura said it was not our job to tell people what they can and cannot do. She suggests that we place a sign that the Parks are closed if the raft is closed. A discussion ensued about what neighboring town and County parks are closed. Laura felt that it was the individual community member's responsibility to social distance to avoid infection. Joe voiced concern about the older people who may get exposed secondarily to residents who were not taking precautions. John Hall suggested that there be rules established and if there are violations noted the raft be pulled out; Cindy agreed with this. Casey suggested that the earlier suggested "one family at a time" be followed and if there are violations the raft be pulled out. Larry asked who the violator would be reported to. Casey said a Board member. Don D said he didn't know how we would enforce the "one family at a time". Joe has observed that the local parks are all closed. During Phase 4, 50 people may gather, but they will have to wear masks and social distance. Linda Wegge asked that if it was video recorded that there were more people than recommended on the raft and the police got involved, could the Association be fined, then have to remove the raft? She also asked that if the raft was not launched, do we still need to pay the higher insurance costs? Linda K said it was exposure to the Lake that increases the insurance fees, the raft to a much smaller degree. John called for a roll call vote which came back as the following: Voting yes to launch were Ron, Linda K with the condition that numbers allowed on the raft at one time be limited, Coleen with the same condition, and Marilyn, who said she would decline to police secondary to risking exposing the medically fragile 5y/o boy she is caring for. The no voters were John, who said he would change his vote if a plan was developed, Casey, Linda W, Dave, Lorna, Joe and Larry. Ron asked if the raft will be put out in Phase 4; he has quite a few neighbors who want it out. Casey said he would be more comfortable launching in Phase 4 when the parks open. Phase 4 is on June 26. Linda W suggested we have the vote tonight for launching pending opening of Phase 4. Lorna asked how the raft would be monitored after launching. The question was called that should we launch the raft at start of Phase 4 with signage listing rules or restrictions. Larry said yes, but someone needed to be watching it to make sure everyone on it belonged to the community. All of the remaining voted yes as well, making the vote unanimous. Marilyn moved to buy paint for the raft so it would be ready to go in, Coleen seconded. The motion carried.

3. Regarding Parks renovation: Larry commented about Chic Park that the spring was lost but that good things were happening. Regarding Hartnett Park he requested \$1,000 to remove about 150 unwanted trees this fall. The idea is to create a natural area that can be accessed by the water. This project will go in to 2021. Linda asked where the access to Hartnett Park is. Joe has been cutting the grass there for years. Linda voiced concerns that \$1,600 has been spent at Chic Park, more than that requested at Szontagh Park. She felt that priorities be made there. Larry said we should either fix up Hartnett Park or get rid of it. Lorna wondered if anyone would use it. Ron noted that of the trees were removed it would open it up to trespassers via Washington St, as is happening at Szontagh. Joe clarified that Larry is

proposing improvements for Lake access. Some of the money would be spent on a dock. Casey suggested we do the prep work first then reassess how much money will be needed to do the dock and park improvements. Casey proposes improvements for Szontagh; update boat storage, weed removal, boat lockups, year round storage for floaties and kayaks, and relocation of the fire pit to make it safer for stored boats and the pier. These projects are doable this year and will cost about \$1,600. The work will be mainly done by Szontagh residents. Linda asked if Szontagh use was limited to a certain group of residents, when told yes (Highland Lake Estates, east of Lakeside Dr) she asked if anyone had a list of those who were authorized to use it; the answer was yes. A comment was made about the fairness of Association money going to a Park that not everyone was able to use. Casey felt it would be a sign of good will to invest money and repair a relationship between neighbors, not to mention the fact that there are people in the Estates area that do pay HLPOA dues. Ron suggested that the Estates residents come up with some money and the Association can add funds to supplement, that all the Parks should be getting the same attention. John and Joe were supportive of Casey's request; Joe offered to help with the labor. Linda reiterated her concern about the increase in spending lately, and that the "fire lanes" on Lake Ave are in terrible shape. Casey agreed and asked whose responsibility it was to cut the grass there, Joe told him it was the residents. Casey was asked what the least expensive part of his project was and we could start there. He said the boat lockups and the fire pit relocation would cost about \$400. Larry said we should budget money next year for much needed work on the fire lanes. John talked about the Downey Park project with the patio and Marie Caviness' bench, \$700 of which is already covered. Ron told Casey we need to come up with a way to handle trespassing at Szontagh. John asked Larry we could wait until the next meeting to address Hartnett Park. He agreed, and said there was no money currently needed for Chic Park. Ron said these projects need to be made standard for all parks and fire lanes. *****here the audio becomes unintelligible, so please supply me with anything that might have been said that I missed.***** John moved we approve \$1,000 to be spent at Downey, \$1,650 to be spent at Szontagh; Lorna seconded. The motion carried. Larry said that the work for Chic Park was derailed by the shutdown. Joe and Eric York have worked hard on it. Larry will submit a budget for the remainder this fall. Ron said he'd like to see the fire lanes and the parks that we have addressed before we start with Hartnett. Linda K said she would prefer to see Szontagh renovations done with the prioritizing as Casey stated earlier; have the work done in 2 phases with some money coming from the Estates residents. John and Joe will look at the downed tree in the Hartnett inlet tomorrow.

4. Regarding pontoon boats: Marilyn reported that letters regarding pontoon marking, speed, and safety went out to the pontoon owners that we are aware of; she heard of no one interested in serving on a committee. John said he wanted to see strict rules about accessing the Lake, and is concerned about the increase in 48 volt motors he is seeing. Marilyn told him that the rules were written and approved about 3 months ago, and that there was discussion at that time that instead of the voltage of motors it be mandated that the speed of the boat be no higher than 5mph and that it proceed at a NO WAKE speed, meaning no froth seen behind the boat. Joe remarked that he could make an aircraft carrier run on 24 volts; speed has nothing to do with the voltage. He stated that what we discussed as a Board and agreed upon is the speed being no faster than a trolling motor, by definition 5mph, meaning no wake. Marilyn said that the letters going out to pontoon owners stated that they had to have the yellow stickers and their assigned boat numbers on both sides of their boat. This will facilitate boats in

violation being identified so that the owners can be more easily addressed. Casey stated we need to think about how we are going to handle violators as more boats come on to the Lake. Marilyn suggested that in light of the late hour we table this discussion until the next meeting, as there has been no need for immediate action requested. John suggested we table the remainder of the agenda as well. Ron would like to see the topic of fire lane renovation come up earlier in the meeting so it doesn't get skipped again.

Adjournment: Motion to adjourn the Association meeting was made at 9:15 PM by John and seconded by Casey. The motion carried.

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HLPOA Foundation Meeting was called to order at 9:15 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 Casey at 9:16 PM. The motion carried.