

Highland Lake Property Owner's Association Board of Directors Meeting, November 15, 2021

This hybrid zoom/in person meeting was called to order by Joe Bigalke at 7:00 PM. Board members present were Marilyn Henry, Larry Leafblad, John Sonnenberg, David Oswald, Ron Mittlestaedt, Lorna Denig, Cathy Degroh and Vicki Kennedy. Many members of the community were also present by zoom and on site. John moved to approve remote voting, Marilyn seconded. The motion carried. Regarding items to add to the agenda, Cathy noted that October was to have been our semiannual meeting where dues for the following year are set. She would like to add that after the Treasurer's Report. Joe suggested it be placed in item 5 Fiscal Responsibility. Linda Kuntner requested a report from the Welcome Wagon group under sense of neighborhood. Lorna offered to provide updates on new residents as part of the work she and Coleen Benzo are doing. David offered to work on a group that improves communication within the community. Joe added this to the agenda under Sense of Neighborhood. John moved we approve the agenda as amended, Marilyn seconded. The motion carried. Motion to approve the October 2021 minutes was made by Cathy and seconded by John. The motion carried.

Comments from Residents: Trisha Steele requested the Board present a refresher class for residents and cover topics such as the Bylaws, state statutes, and Robert's Rules of Order so that anyone interested in joining will all get the same information. She also said she was happy to see the topic of Parks Restoration on the agenda.

Reports: Larry stated that the County's restrictions on open burning should be in place by the end of November. Consolidated Waste Hauling in unincorporated Lake County is attempting to identify one vendor out of the six already in place to provide service. Regarding Short Term Rentals, the County has a law against rentals of less than 48 days; we can use this law if necessary regarding problems in HL properties. Larry will attend 2 County meetings to find out what is going on with this. On a personal note, Larry is selling his Christmas decorations; he will donate the sales money to HLPOA. He will open his garage at 9AM on Saturday for interested buyers. Linda K noted that regarding the open burning it is restricted to Tuesdays, Thursdays and Saturdays. Cathy asked if the property owners who were identified as being possible Air BNBs were contacted about this. John said one of them stated they were not doing short term rentals, Larry still needs to contact the other; he will get back to us when he does regarding his findings.

The Vote: Joe reported that Downey Park will be the launch area for boats needing this; Hartnett is out. David reported that ballots were all counted yesterday by Linda K, Debbie Hall, Marilyn H and himself. The vote occurred at the Avon Twp Hall and was moderated by Kristal Larson the Twp Clerk. The process was made seamless with her direction. All digital and paper ballots were counted; if addresses had more than one count the latest received was counted, and all ballots accepted were cast by dues payers. The final tally was 29 to 36 in favor of keeping the launch site at Downey. Cathy asked to turn in the community petitions regarding the vote for archiving purposes. John noted that the survey did not start the conversation, which was underway before the petitions were signed. Cathy said that speaking with neighbors while getting signatures was a very positive experience. Casey requested that if a petition is circulated that everyone is approached, and that the petitioners be kind to their neighbors. Lorna

remarked that there were shortages of walkers for signatures. Joe said that he and John met with 5 members of the County by zoom on 11/11. The short of it is that the 12 properties along Washington St are a subdivision called Highland Lake Manor; they are independent of the HLPOA. They go from the big house just west of Lakeside Dr. to Hartnett Park. In order to do anything with Hartnett Park there needs to be a signed agreement with all 12 property owners. We will try to get the money back that we spent on the permit. The County neglected to let us know that this would be an issue when they were approached with this in June. The County has said that the only way changes could be made to Hartnett would be to put a marina there or to get the 12 signatures.

Board Openings: Joe asked if there were any other people interested in a Board position. Qualifications were discussed. It is optimal to get representatives from each shore but that has rarely worked in recent years due to lack of interest. There should be 4 officers (there will be two in short order) and 8 Board members, so there will be openings. It was agreed to post the needs on the website.

Lake Health: Regarding zebra mussels John continues networking with the Twp and County and working with the interns. His presentation will happen at the January meeting.

Treasurer's Report: Will be tabled until January meeting as the Treasurer is not in attendance tonight. Trisha asked if the County paid the Association any money for the Hartnett property restoration when they widened Washington St. Cathy said payments were based on assessed value. Linda is requesting numbers from people so she can complete the budget. Linda K reminded those present that the books have not been audited for 3 years. Annual meeting should be set for the first quarter on the year, semiannual meeting in October. It was decided to have the annual meeting. John made a motion to have the annual meeting in February 19th, the agenda for January will hold the budget and zebra mussels. Larry would also like to talk about how to encourage people to pay dues at the January meeting. Larry seconded John's motion. The motion carried. John said we need to have the budget posted.

Sense of Neighborhood: John proposed some numbers for Park improvements to be considered for the next budget. More discussion occurred about Hartnett improvements. Regarding the Welcome Wagon it will be added to all of the agendas. Regarding communication subcommittee, David would like to find out what people are doing. Linda suggested he start with Maggie Keefe. Cathy noted that communication used to be on our agenda every month. The strategic planning results can hopefully be found in one of the boxes that went to Linda W's office. John suggested we pull together another planning meeting for the semiannual meeting in October.

Adjournment: John moved we adjourn the Association meeting at 8:17 PM; Marilyn seconded. The motion carried.

The Foundation meeting was opened at 8:17 PM. There were no changes in the attendance roster. John moved to adjourn the Foundation meeting at 8:17 PM, Marilyn seconded. The motion carried.

