

## Association and Foundation Minutes

### Highland Lake Property Owner's Association Board of Directors Meeting, October 17, 2022

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This hybrid zoom/in person meeting was called to order by President Linda Wegge at 7:00 PM.

Board members present were past President Joe Bigalke, David Oswald, Debi Hall, Pat Herendeen, and Trisha Steele. Cathy DeGroh was present via Zoom.

Community members present on site or via Zoom were Larry and Alice Leafblad, Ann Bidwell, Jack and Elaine Johnson, Lorna Denig, Greg Flynn, Linda Kuntner, John Sonnenberg, Gloria Ciaccio, Vicki Kennedy, Janet Katien and Adrienne Fosberg. Andy Havelly and Luke Jian handled the Zoom and recording technologies.

MOTION: Trisha moved to approve remote voting, Pat seconded. The motion carried.

Items to Add to the Agenda: 2023 budget, dues and 2023 meeting dates under Trisha, water station report by Linda were requested.

MOTION: Trisha moved the agenda be approved as amended, Linda seconded. The motion carried.

#### BUDGET CONSIDERATIONS 2023:

Dues - Trisha noted that per the By Laws any paid HLPOA member in good standing should be able to vote on the dues question. Greg and Ann indicated interest in this and were determined to be paid members. Trisha proposed that the dues be raised to \$150.00 with a \$25.00 early bird or new resident discount. Janet noted that it makes no sense to have a late pay penalty when you can't enforce it; Luke agreed. A suggestion was made to have the budget approved before determining the dues. It is crucial for all community members to be made aware of the dues amount and reasons for the increase if it is made. Linda suggested that since we are going to determine the budget at November's meeting we table dues discussion until then as well. Andy stated that it would make more sense to set the budget after the dues are collected so we know the balance we have to work with. Linda stated that Ron Mittlestaedt was going to speak with an attorney regarding the feasibility of making the dues mandatory. She will reach out to him about that. It was noted that dues should be mandatory and that we need to know what's available to spend before we can determine a budget. Trisha discussed 2020, 2021 and 2022 dues paid as \$7,373.00, \$9,140.00 and \$8,982.00 respectively (see attached Treasurer documentation). Making dues mandatory should be presented to the community as a duty to maintain/ increase property values. A lengthy discussion ensued regarding dues and budget with input offered by zoom chat and community members present in the room. Linda suggested we table the dues until we can get more information about increasing them or even making them mandatory, and that the dues and budget should be determined at the same time. Debi agreed to draft a letter to go out to the community about this issue in order to educate and solicit feedback. Linda suggested the topic of dues be tabled until the November meeting at which time we will have a budget presented.

EXPENSES - Trisha listed some proposed 2023 budget line items: \$1,500.00 for lily pad removal, \$150.00 for renewal of Zoom fees, \$400-\$500 to replace the chain and anchor on the raft, money requested for needs of the various parks and access lanes, \$300.00 to deal with the Oak Ave shore line, various community social events, removal of buckthorn trees, pamphlets and lifesavers for the access points and the parks, insurance (should be comparable to last year, which was raised to \$8,500), bank and Secretary

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of State fees to name a few. Those things alone are estimated to run \$21,843. That should leave us with a net income of -\$13,000. Discussion occurred about ramifications of closing access points and not putting the raft out in order to save money on insurance. Trisha stated that the \$8,500 insurance bill was arrived at after promising the insurer that we would not sponsor/promote any water activities. Trisha will attempt to get more insurance quotes in January to see if we can get a better deal. A suggestion was made to only carry insurance on the Board of Directors. Trisha suggested we create a wish list for the budget and put things that are not essential (such as the raft) on it. If enough money is collected we can tackle the wish list.

MOTION to approve the Treasurer's report was made by Pat and seconded by David. The motion carried.

Community Committee: Debi and Cathy are working on this. Pat noticed erosion and invasive buckthorns on some shorelines at the access points as well as missing docks. Debi noted that some are reluctant to pay dues, stating they aren't able to get into the lake because of access lanes being in such poor repair. She suggested this be recognized by the Board and some plan made to begin work on them, with a request for donations.

Recognition of Past Officers: It was suggested that State Bank of the Lakes be a good place to have an events, at which time this could be a part on one. David felt it important to recognize long serving Board members. This idea will be explored.

Raft Storage and Maintenance: Joe had nothing specific to report on this.

Neighborhood Watch: This topic was tabled for now.

Water Station: There will be a meeting for residents at Sate Bank of the Lakes on 10/29/22 at 9:30 to provide updates and information about this project. For water storage there will be renderings for 5 different locations (Downey, Chick, and Hartnett Parks, Renwood Golf Course and somewhere in the Round Lake area. The County has not made a decision yet on the location and wants to provide drawings and entertain questions. It shouldn't take longer than an hour. There may be information posted ahead of time on a website. Joe reminded Linda that the raft is stored at Chick Park over the winter. If this project happens there we'll need another place to store the raft. Linda let the planners know about this. Joe felt that Hartnett Park would be a better place to store the raft. This will be explored later. 2 structures will need to be built, an underground storage tank and a building containing a pumping station. Joe corrected this; the tank will be above ground in a building the size of a 3 car garage. There are already underground storage tanks at Chick Park. Andy said they will need to run supply pipes on the south side of the Lake down Washington St.

Other Community News: John donated a gas grill and placed it in Downey Park. He will remove the propane tank when it is not in use. Thanks to Luke and Andy for their help with running the Zoom portion of the meetings. Luke has also offered to help out with the website. George Wisdom and Pat will help out with the content. David needs to step away from Board duties; he will try to find someone to take over his duties on the Communication Committee.

Rules and Regulations Committee: Pat spoke of the motor voltage ruling. It is not a practical gauge anymore as technology has changed so much since the ruling. He said the bigger issues are concerned with speed and size of the boats. A speed test was done using the Wegge-Slipke boat (which has a

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speedometer on it). The boat was driven at various speeds; wakes and other conditions were observed. It was determined that 4 MPH seemed like a reasonable speed; it caused a minimum wake which appeared ideal for HL goals of safety and tranquility. Size wise, the largest boat on the Lake right now is 22 feet long. As this seems a bit large, it would need to be grandfathered in and an acceptable size limit would need to be established. Linda identified the problem as residents buying boats without checking what the regulations are. She suggested that people be given the Rules and Regulations at their closing. The question was raised about how we are able to enforce these rules. Andy suggested a warning for the first offense followed by monetary fines for subsequent breaches. A question was raised about sailboats going 15-20 MPH; that seems a lot more dangerous than a pontoon at 4 MPH. A suggestion was made for HLPOA to develop a covenant that would be established with all current homeowners and be passed on to subsequent prospective buyers of their Highland Lake properties. Linda stated that it was predetermined we would resolve this matter at this October meeting. She summarized Pat's suggestion that the boats currently on the Lake be grandfathered in, that 20 feet is the longest boat that is allowed moving forward, and that 4 mph is maximum speed with no wake and minimal froth behind the boat. The sailboat speed was mentioned again and it was decided to just deal with the pontoon boats at the present time. Linda requested a motion to grandfather in the pontoon boats currently on the Lake, then set limits to any new boats coming in to the Lake, length not to exceed 20 feet, and speed not to exceed 4 MPH. We will try to address sailboats in the future. A suggestion was offered that we check other lakes for their covenants to see if they may help to develop our own, rather than drafting something that we may need to change later. Regarding grandfathering clause, it was requested that the owners name be placed in the minutes (Jean Baker and Roch Lambert, both boats being 22 feet). Our rules will most likely be limiting size to 20 ft. After further discussion it was decided to table the final determination of pontoon restrictions until we could get something adapted for this Lake.

Motion to adjourn was at 8:35 PM made by Pat and seconded by David. The motion carried.

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### HLPOA FOUNDATION - Minutes for October 2022

The Highland Lake Property Owners Foundation meeting was opened by Linda Wegge , President at 8:35 PM. Members present were Trisha Steele, David Oswald, Debi Hall, Pat Herendeen and Joe Bigalke, Past President. It was unclear if Cathy De Groh was still present on Zoom for this meeting.

Motion to approve remote voting was made by Debi and seconded by Linda. The motion carried.

Items to be Added to the Agenda: Trisha requested budget for 2023 be covered.

Comments from Residents: None

Motion to approve remote voting was made by Debi and seconded by Trisha; the motion carried. Motion to approve the minutes for the September 2022 meeting was made by Trisha and seconded by Debi. The motion carried.

Financial Status Report: Trisha reported our beginning Foundation account balance as \$6,958.71. There was no income or expenditures through September 2022. There are 2 pending expenditures that have already been Board approved; estimated 6.25% sales tax on ZM chemicals of \$255.00 (approved on 5/17/22), and fish stocking of \$2,000.00 (approved on 9/19/22). There was no bank fee charged this month with no reason for this offered. Deducting these 2 expenses we will be left with a balance of \$4703.71. A sum of \$1,465.90 will be transferred from the Association account to the Foundation account to bring that total cash available to \$6,169.61. The money for the Foundation account hasn't been transferred yet to the State Bank of the Lakes from Old National because the origination paperwork is not yet accessible.

Motion to approve the Treasurer's Report was made by Pat and seconded by David. The motion carried.

Budget: Regarding the 2022 budget, we started off year to date with \$5,500.00 or less. There was an addition from the dues of about \$6,000.00, an expenditure of \$2,000.00 for fish stocking. 4 barrels of Earthtech QZ were purchased with the help of about \$2,000.00 in donations. \$450.00 was spent on weed treatments. The transfer of the above mentioned sum from the Association account will help with this. Also noteworthy is John's offer to buy the microscope we purchased for data collection of the zebra mussels. This Foundation is meant for environmental health expenses; invasive species such as EMW, carp and ZMs. Ron wanted to spend about \$1,500.00 to add to the \$500.00 we already have in the budget so we will be running at a deficit. Trisha then asked John to weigh in on other financial matters involved in Lake health. He stated that the sales tax mentioned earlier for Earthtech is a usage tax and will need to be noted on an SS44 form with next year's filing in April. \$6,305.00 was spent on ZM treatment and research this past year.

Lake Health: ZM treatment - He went on to speak of the efficacy of last year's treatment. With the 4 barrels it knocked out a lot of the babies (velgers), but because we were not able to do the full recommended treatment there were more juveniles noted on the raft and boats as they came out for the season. They are recommending we use 6 drums next year to ensure a better outcome. To cover the cost, there is \$1,600.00 left over this year in the Lake County ZM Project Foundation (this is not State

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money, which we would not be able to use for this particular project). It would be his recommendation to use this money to reduce the cost of our treatment this year. They are recommending McCloud as the applicator. It would save us \$500.00 if we could ship all 6 drums to them at once. McCloud would deliver to us all 6 drums and apply the first 2. Location for chemical storage was raised; John suggested this be discussed at a later time. After the initial application of 2 drums the water is monitored for velgers. The first application would cost \$825.00. The subsequent applications could be done by the interns from the LCZMFP at no cost to us. All told they are recommending 6 drums at a cost of approximately \$1,000 each. So \$6,000 give or take for the drums, minus \$1,600 from the LCZMFP surplus, plus \$825 for delivery of the product and the first application. He suggests we budget for \$5,500 for this year. John still plans on going after other funding as well to lower our costs. Regarding the microscope, his Foundation has purchased another one so he will just give it to us. Pat talked about the Chicago Botanic Garden's treatment approach to treatment of ZMs. More questions were asked and answered about the treatment plan. Trisha requested from John a certificate of insurance from the LCZMP Foundation for coverage of those doing the treatments on the Lake.

Motion to adjourn the Foundation meeting was made at 9:20 PM by Pat and seconded by David. The motion carried.