

HIGHLAND LAKE PROPERTY OWNERS' ASSOCIATION
MEETING MINUTES
AVON TOWNSHIP
SEPTEMBER 16, 2024

The regular meeting of the HLPOA Board was called to order by President Ann Bidwell at 7pm. Without objection Ann was appointed to take minutes of the meeting.

Community Members present: Andy Havelly, Jill Havelly, Lindy Kuntner, Ed Venner, Joe Bigalke, Marilyn Henry, Karen Vaid Prusha, Lorna Denig.

Roll Call was answered by six members: Ann Bidwell, Gregg Denig, Pat Herendeen, Luke Jian, Hans Kribbel, and Joe Yovino. Board Member absent: Trisha Steele

The August Minutes were approved as distributed.

Treasurer's Report – Gregg reported that the August revenue was \$480, expenses were \$2,145.43, leaving a cash balance of \$24,660.73 at the end of the month. Payables included fish stocking (Richmond Hatchery) \$3,877.47, "No Trespassing" sign (Lindy Kuntner) \$12.79, and Secretary of State, \$10 for corporate registration renewal. Motion to accept payables was made by Pat. The motion was seconded and approved.

Old Business

- "Pink Book Initiative" – Board expressed general support for compiling a hard copy booklet listing resident names, addresses, email, phone numbers and boat numbers for resident use. This would require community volunteers to collect resident information and their agreement for distribution of information.
- Bylaws Revision – Officers have revised current bylaws, and the Board has had the opportunity to review same. Changes include a modest reduction in Board membership size to 4 Officers and 3-5 other Board Members, clarification of the Board member selection process (by community election or Board approval vote), timing clarification of the seating of new Board members (Annual Meeting) and the subsequent year's budget presentation (Semi-Annual Meeting), and allowance for the recording of Board meetings and electronic voting. The proposed bylaws will be posted on the HLPOA website for 30 days (per the bylaws) for community examination and will be voted on at the October meeting.
- Raft Committee – Luke is teaming with John Sonnenberg and Joe Bigalke to establish a committee and plan to rehabilitate and repair the raft. Some work should be done this fall and some may be done in the spring. Outreach to families who use the raft will be made and they will be invited to join the committee. Repairs to ladders, strategies to reduce slippage, decking board replacement, and the need for regular inspections were among topics discussed.
- Audit Committee – Marilyn Henry shared that the Audit Committee will be meeting soon to examine financial records from 2023 and will present their findings at the November Board Meeting.

- Hartnett Park 2025 Grant Proposal – Ann has submitted a grant application to Stormwater Management Commission for 50/50 financial assistance to rehabilitate the remainder of the Hartnett Shoreline with native plants. Grant awards to be announced December 5, 2024 and a Hartnett work day will be scheduled for December 7. A second bid for the work will be obtained once the utility poles are moved and Joe Bigalke has a chance to mow the area. Substantial firewood has been cut and collected at the site and Joe has offered to load the wood in his truck and deliver to Downey Park for resident use. Numerous logs remain at the park for cutting into firewood.

- Abandoned Boats at Oak Access and Chic Park – Joe Yovino reported that one of the abandoned boats has been claimed and the other will be investigated for “seaworthiness” and possibly sold or salvaged. Luke will assist. Posting the neglected boat on Facebook and HLPOA website was suggested.

New Business

- Path Rehab – Karen Vaid Prusha presented ideas for path area rehabilitation, including weed and vine removal, resident “adoption” of plantings (ground and/or pot arrangements) adjacent to the path, consideration for fence replacement and path repair or replacement.

- Semi-Annual Meeting – Scheduled for Saturday, 10/26, 9am, State Bank of the Lakes. Meeting to highlight 2024 Board accomplishments, celebrate volunteers and outline projects for additional volunteer work, introduction of Avon Township Supervisor Bauman and possibly Lake County Board Member Wasik, and audience Q&A. Board meeting to follow, including 2025 budget presentation, bylaws vote, establishment of 2025 dues amount and meeting dates.

- Anita Kvitek Bench Proposal – A grandchild of former resident Anita (now deceased) has proposed donating a park bench in her memory. In return, her family requests the privilege to come to the lake periodically for the purpose of visiting her memory. There was discussion of various sustainable materials that may be appropriate for the bench, including teak wood, repurposed milk bottles and Polywood. There was some discussion about how to manage family member visits, given the large family size.

There were no committee reports or final community comments.

The meeting was adjourned at 802 pm on a motion by Luke, seconded and approved.

A brief Executive Board meeting followed the regular meeting.

Respectfully submitted,
Ann Bidwell