

This hybrid zoom/in person meeting was called to order by Joe Bigalke at 7:00 PM. Board members present were Marilyn Henry, Linda Wegge, Larry Leafblad, John Sonnenberg, Casey Bloomer, David Oswald, Ron Mittlestaedt, Dave Coulter, Coleen Benzo and Lorna Denig. Many members of the community were also present. Linda moved to approve remote voting, Casey seconded. The motion carried. Motion to approve the August 2021 minutes was made by Linda and seconded by Lorna. The motion carried.

Comments from Residents: Regarding the proposed boat ramp at Hartnett Park, one resident noted that she had a large sailboat when her family moved here; they couldn't launch it from their property so they got rid of it and obtained smaller crafts that could enter the lake from their shore. There was no request for a boat ramp during the 2009 ruling for motors, nor in 2012 at the strategic planning meeting. It appears that the community does not support this; a survey involving everyone is in order. The board needs to listen to all community members, not just a few, she stated. Another resident wondered when the last community survey was, and said that communication needs to improve in order to make sure everyone is heard. Another resident feared that the ramp would cause an influx of larger boats that would ruin the tranquility of the Lake, that using another neighbor's property to access the ramp is a bad idea. A resident said it was her understanding that Hartnett was set up as a wildlife refuge to counteract damage of heron's nests during road construction on the other side of the street. She felt that access to Washington St is dangerous secondary to the speed of traffic. Another resident voiced concern about a pier being placed there which could lead to overnight docking. One resident felt that every household should get a vote after hearing all the facts involved in this project. One resident was frustrated by the fact that her attempt to make comments on Facebook and other places was unsuccessful. She stated she'd help gather information and contact people but her offers went unanswered. She has concerns about safety, increased visibility and greater chance of unauthorized users, lack of information about the project, limiting the number of large boats, the costs for construction and maintenance, why do all residents need to pay for a ramp that only a handful need, the future possibility that Hartnett will be used for storage and daily access, and that every resident should have a vote in this. One resident requested we take our time and not rush this through. Several residents said more time, thought and research needs to go into this; perhaps a subcommittee of board and residents that can meet with vendors for ideas and expert advice.

Short Term Rental Businesses: Larry is concerned about the presence of Airbnb type properties that have surfaced in our community. They are rented out by the day or night and can be used to host parties that can cause problems for neighbors. He moved that we ban them from HL community. Linda pointed out that as a business they are in violation of our rules as their hours of operation exceeds the rules stated. The difference between short term and long term rentals was explained. John stated he would like to work with Larry on the language to be presented to the Lake County people. Casey remarked that we needed to think on a long term basis; there were many such companies that would eventually cause issues for us. John remarked that this would fall under jurisdiction of the County; we would need to get them involved as they would be the enforcers. Larry made a motion to prohibit any homeowner from

running an Air BNB type of business, Linda seconded. The motion carried. It was decided to add this to next month's agenda.

Lake Health: Regarding fish cribs, Ron will address this with us next month. Regarding zebra mussels, John said he would provide a detailed report at the next meeting. So far things are going well. He said the interns are doing a great job.

Treasurer's Report: As of 8/31/21 the balances are \$4,726.97 in the Foundation account, \$21,350.13 in the Association account to total \$25,853.38. There was no income last month. The donations, dues and grant money received for the year is \$18,785.00. Regarding bills that need to be paid, Environmental Products and Services submitted 2 invoices; \$402.50 and \$638.75 to total \$1,041.25. PDC billed us for \$524.50, McCloud sent us a bill and John billed us for \$42.97 (ethanol), \$402.50 (microscope) and \$66.84 (Chemetrix oxygen kit) and payment to 10 interns totaling \$932.50. Coleen questioned the number of interns working and the level of compensation. John explained the program and that they were being paid \$13.00 per hour. He noted that we got \$3,000.00 from Avon Township to cover the cost of the interns. McCloud was never paid for the work that was cancelled. Casey made a motion to pay the listed bills, Larry seconded. The motion carried. John suggested the \$3,000.00 from Avon Twp be placed in the Foundation account as it is being used to pay the interns; we can talk about this at the next meeting. Per Linda there is nothing to report about the sales tax exemption and regarding the budget she is going to change to a program that will work better. John moved to approve the financial report, Casey seconded. The motion carried.

Sense of Neighborhood: Regarding the Lake cleanup, Linda reported that 3 pontoon boats, 2 rowboats with motors and one canoe pulled, among other things, a sunken paddleboat, 7 tires, and some branches. There is still an 8 piece pier, branches, a metal drum and tires that need to come out. Everything was towed to Chick Park for pick up by Avon Twp. Thanks to David Oswald for managing the Downey Park mowing. Fire hydrant flushing starts Monday. More discussion about the ramp occurred. Regarding the Army Corps of Engineers, John said they told us to work with the County. There is a joint County permit that needs to be filed. They sent us a long document that needs to be filled out and filed with the County. Regarding a curb cut, LCDOT permit would run about \$3,000.00. John felt there was omission on the County's part when the roadwork was done; there should have been a curb cut because there is a gate at Hartnett. We shouldn't have to pay for a permit OR the work to cut the curb. John said he would post the drawings of the proposed ramp to clarify a visual. Ron asked about the one foot drop between the neighbor's property and Hartnett. John spoke with the owner and told him we would fill this in. Ron stated that use of the neighbor's property is not an acceptable access plan. He also asked about rules to be set for use of this Park discussed at the last meeting. It should be stated that this Park would never be used for boat storage, nor would there ever be a dock there. Are there any other options for boat removal; stones in the Park or another location? Marilyn voiced the concern that people were not getting information and that the contact list needs serious updating quickly. Lorna asked if every household could have a vote. Casey asked about the Oak Ave access point as a solution. He would be in favor of a Hartnett ramp as long as it wasn't being used on a daily basis. We need the rules made ahead of time, and he understands the urgency to get it done as Lake level is so low. But all of the pieces need to be in place, everyone needs to have the correct information and everyone should

have a vote. Joe mentioned that it takes a lot of heavy equipment and hard work to get the raft in and out every year. Chick Park is rendered useless when the raft is out of the water and stored there. If some modifications were done to Hartnett it could be used to store the raft in the off season, this would prevent damage to the raft from ice skates as kids are trying to get on the Lake from Chick. A resident told of a document from 2001 that references Hartnett as a recipient of a \$100,000 grant to make it a wildlife refuge. Larry said the money ended up in a Township supervisor's account after which it disappeared. Said supervisor has since passed away. No work was done at Hartnett. Dave Coulter said some work was done there but it was extremely poor quality. Joe said Hartnett is built on dirt that was placed there from all the sewers and ditches that were dug years ago. There was never any work done there to convert it to a wildlife sanctuary. John went on to speak about all the people he has been talking to (County, Army Corps of Engineers). We do not know how much the permit will be until we file for it. There are also many people living on the lake that have knowledge about these types of projects. They looked another access points and for one reason or another they won't work. Hartnett is underutilized and would be the best option. Hartnett is the most secure site with a locked metal fence and poor visibility from the street. Liability wise, our insurance company stated that we were already covered for a ramp at Hartnett. We can make sure all vehicles involved are fully insured. He said we could set a limit to the number of big boats through the courts now if we wanted to. If there are rule violations the Sheriff can be called and the offenders can be banned from returning. Accessing through Downey Park is very difficult, especially now that the water level is so low. There will be no storage at Hartnett. Regarding the rush to get this done, it is all about the perfect conditions of the Lake now secondary to the drought. It hasn't been like this in many years, if ever. Everyone should have a vote. The project will not affect the fish. Many of the trees at Hartnett are speckled elder which are invasive. For tonight, John just wants to get approval for the permit so we can see if it is even workable. The cost has been covered. A resident asked if the community be polled before any work is done. The motion should say that if the permit is approved no work should be done until the community is polled. A resident asked for a cost analysis to make Downey more workable as the access point. Casey said that he would be happy to help draft the rules and get them distributed. Linda made a motion to move forward with acquiring the permit to gather information, Casey seconded. The motion carried. Casey moved to gather facts regarding the full scope and cost of the project, and establish rules and regulations for the ramp itself. Once information is gathered it will be distributed by the Board to residents. We will then poll the all residents of the Lake and use the information to make the decision. This motion is non advisory. Linda seconded. The motion carried. David O abstained, Coleen and Ron voted nay.

Adjournment: Motion to adjourn was made by Linda at 9:06 PM and seconded by Casey. The motion carried.

Foundation meeting was opened by John at 9:06 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 9:06 PM, Linda seconded. The motion carried.

