

Hi-Land Lake Property Owner' Association

Monthly Association Meeting

July 9, 2024

In attendance:

Ron Connelly

Ken Ruszkowski

Gale Frentz

Kathy Weaver

Gary Wojnaroski

Mark Haddlesey

Not in attendance:

Samantha Napier

Tony Wachocki

Dustin Anderson

Guests:

Valerie Niemiec

Brandon Roach

The meeting was called to order at 7:10 pm

Approval of the minutes

A motion was made by Ken Ruszkowski, seconded by Gary Wojnaroski to approve the June 4, 2024 minutes. The motion was approved.

Approval of the Agenda

A motion was made by Ken Ruszkowski, seconded by Ron Connelly to approved the July 9, 2024 agenda. The motion was approved.

Reports

Treasurer's Report

Kathy Weaver outlined the expenses incurred and payments made in the last month. She indicated that a second notice was sent to members with outstanding dues. Of the six homeowners that have long term outstanding balances two have paid in full and four have payment plans. In addition, four homeowners that now have reached the five-year mark of outstanding dues are being sent to the lawyer for legal action. It is hoped that payment plans can be arranged with this group.

Roads

Ron Connelly shared that he has recently worked on Longden, Wyman and Hickman roads. He assisted the county by reshaping the end of Wyman.

Ron has requested additional road materials and since it is in the budget he can move forward with the purchase.

Ron informed the board that he had a conversation with a homeowner that would like the Association to abandon a section of West Shore so they could acquire it. The Board discussed this request and considered how this would affect other Association members.

With consideration for public safety, a motion was made by Ron Connelly, seconded by Mark Haddlesey to reject the request to abandon the West Shore road segment within the Dunrovin subdivision.

A rollcall vote was taken and the results are as follows;

Yay's: Gary Wojnaroski, Mark Haddlesey, Gale Frentz, Ron Connelly, Ken Ruszkowski, Kathy Weaver

Nay's: None

The motion was approved.

A suggestion was made to put no parking signs on Highland Court. This would have to be done by the County. Ron will talk to the county about it. It was also suggested that private road signs be placed where appropriate.

Access Property Usage

The next item discussed was the issue of dock on the Dam Bay Association easement. Ron Connelly went and looked at the dock. The dock is on the Associations easement and extends in front another homeowner's property. The issue was discussed by the group to determine the appropriate action needed to resolve the problem.

A motion was made by Ken Ruszkowski, seconded by Gary Wojnaroski as stipulated by the Riparian rights, the dock on the easement on Highland Court (Dam Bay) must be removed.

A rollcall vote was taken and the results are as follows;

Yay's: Gary Wojnaroski, Mark Haddlesey, Gale Frentz, Ron Connelly, Ken Ruszkowski, Kathy Weaver

Nay's: None

The motion was approved.

Building

Ken Ruszkowski provided an update which included the painting the building, updating interior lighting, ceiling tile replacement and baseboard replacement.

At the last meeting a motion was approved to paint the building. It was determined that Kathy Weaver would work with Chris Hromek to determine the colors to be used. The group felt a gray and white color scheme would be good. Kathy will contract with Chris Hromek to repair and paint the building.

Ron Connelly is working with Gill Charles to increase the interior lighting and install the exit signs.

Ken has researched the price of ceiling tiles and baseboards. Chris Hromek is also providing a cost to purchase the ceiling tiles.

Once the materials have been purchased, a call for volunteers will go out to help with the installation.

Lake Board

Mark Haddlesey informed that group the weed cutting company started on Monday. They spent most of their time in Sunset Bay. The company will be here all week and address the

weeds all around the lake. Mark provided a map of the areas to be done. There was a discussion on the cleanup of the cut weeds that were not picked up by the machine. Valerie Niemiec said clean-up of the loose weeds was part of the contract and she will follow up with the company to make sure it is done.

Facebook

Gary Wojnaroski shared that some postings in Facebook are waiting in a que to be approved. He didn't know why but has been releasing the ones that look reasonable. Kathy Weaver said that they receive a lot of requests from people that don't live on the lake. Some discussion is needed in the future to determine if we want to open it up to relatives of the homeowners.

Little Island

Ron Connelly reported that there are two dates scheduled in August to work on the Little Island. They are Saturday, August 3, 2024 and Saturday, August 10, 2024. Volunteers are needed to help with the work. The information with the dates were included in the Chanticleer newsletter. Additional details will be on the Facebook page.

Valerie Niemiec commented that the island is getting a lot of use by families.

Chanticleer

The newsletter was recently mailed out. Valerie Niemiec asked if anyone had received any feedback from members. No one had heard anything at this time. Ron Connelly thanked Valerie and Bonnie Frizzel for all their help in designing, writing and mailing the newsletter.

Activities and Events

Kathy Weaver outlined the upcoming activities/events These include the Pirate Regatta on Saturday, August 3, 2024, the HLPOA Annual Meeting on Saturday, August 17, 2024, the Labor Day fireworks on Saturday, August 31, 2024, Corn Hole every Thursday at 6:30 pm and the Halloween parties on October 26, 2024. All this information was included in the Chanticleer newsletter.

It was discussed that additional notice should go out about the date of the fireworks since it is scheduled for a Saturday instead of the traditional Sunday.

Old Business

Dredging-Sunset Bridge

Ron Connelly will contact the company that did the dredging at the boat launch to organize a date for the Fall in November for the dredging under the Sunset Bridge. He will also talk to the homeowners affected by the process.

Gap Property

In process, no update at this time.

Annual Meeting

A discussion was held to determine the reports to be given at the Annual meeting.

These included Voting instructions, Treasurer's report, Road update, Building update, Lake Board update, Little Island update, Activities/events update, Dredging update, Property usage, and Public safety issues.

Tony Wachocki will bring the donuts and coffee for the attendees.

New Business

No issues were raised.

Discussion Among Trustees

None

Schedule the next meeting

The August meeting will be the Annual meeting on August 17, 2024 at 10 am.

Adjournment

A motion was made by Mark Haddlesey, seconded by Gary Wojnaroski to adjourn the meeting. The motion was approved.

The meeting ended at 8:45 pm.

