

Hi-Land Lake Property Owners' Association

Monthly Association Meeting

April 9, 2024

In attendance:

Ron Connelly

Ken Ruszkowski

Kathy Weaver

Gale Frentz

Mark Haddlesey

Tony Wachocki

Gary Wojnaroski

Not in Attendance:

Dustin Anderson

Samantha Napier

Guests:

Jeff Reed

Tom Rizzardi

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 March 4, 2024, minutes. The motion was approved.

Approval of the Agenda

A motion was made by Ken Ruszkowski, seconded by Gary Wojnaroski to approve the April 9, 2024, agenda. The motion was approved.

Reports

Treasurer's Report

Kathy Weaver outlined the Treasurer's report including recent expenses and payments. She reviewed the budget and current expenditures. Outstanding dues balances and payment plans were also reviewed. The planned Easter party was cancelled due to the lack of volunteers to help run it. A few expenses were made before the decision to cancel was made.

The second dues mailing will be going out to those that have not yet paid, the week of April 8, 2024.

Dredging/Sunset Bridge/ Roads

Ron Connelly discussed the successful dredging of the boat launch. They were able to go out approximately 60 feet and dredge back to the shore. The dirt that was removed is currently on the shore surrounded by hay and silt fencing. Now that the water has been drained out of the dredgings, removal of the dirt begins Friday or as the weather permits.

The Sunset Bridge was inspected on March 6, 2024. The inspection was done by the Scott Civil Engineering Company. The bridge is in good condition. It does need some maintenance to help it stay in good operating condition. Ron Connelly will be working to see that the needed maintenance is completed.

A number of roads will have limestone added in the near future.

The dry hydrant project is moving along. It was learned that EGLE permits were needed, and they have been procured.

Lake Board

Ron Connelly sat in the most recent Lake Board meeting as Mark Haddlesey was unable to attend. The company hired to do the lake weed assessment this year, will also be looking for septic and dry wells leaking into the lake. They can determine this by the type of vegetation that grows in the affected area. They will also be looking to address the new invasive weed that has been found in the lake.

Mark Haddlesey discussed with Valerie Niemiec the possibility of bringing back the weed cutters to do a spring clean-up since the weeds are already coming up and parts of the bog that was broken up last year are forming small patches around the bay. There are funds in the Lake Board budget to possibly pay for them to do a spring clean-up.

Building

Ken Ruszkowski discussed the possibility of updating the lighting to LED and adding several additional rows of lights, switches and exit signs to the building. The next step is to price the costs of the project, to make sure it is within the budget. Ceiling tiles will also be priced. Also discussed was repairing and painting the outside of the building. Ken Ruszkowski and Ron Connelly will research the costs.

Ron Connelly suggested a way to work with a member to provide internet to the building. Mark Haddlesey described the possible equipment that would be needed. They will work with the member to see if it is possible.

Another item that needs further discussion is whether the building is grounded properly.

Facebook/Website

Tony Wachocki indicated that he did not have anything new to report. Gary Wojnaroski indicated that he has seen some unknown people applying to be part of the Facebook group. He waits to respond to these requests, and if he does not know them, they are not added. Kathy Weaver also said that she reviews the addresses the people give to see if they match ownership records.

Little Island

Continued improvements to the Little Island were discussed. More needs to be done but completing the dredging project is the priority. Also waiting until the weather improves will make working on the island easier.

A member was willing to donate a swim dock for the Little Island. After discussion it was determined that due to safety and liability concerns the board will decline the offer.

A motion was made by Ken Ruskowski, seconded by Tony Wachocki to decline the offer of a swim dock for the Little Island. The motion passed.

Activities

Kathy Weaver updated the group on the successful chili cook off. The Easter party was cancelled due to lack of help to put on the event. She is working on organizing corn hole events. She is looking at possibly holding them on Thursdays.

Short Term Rentals

A plan for short term rental guidelines was submitted to the Township Board. The Board indicated that they do not want short-term rentals, but more discussion is to follow at their next meeting.

West Shore Access

Ron Connelly brought up the discussion from the last meeting on ownership of access area on West Shore. After much discussion a motion was made by Tony Wachocki, seconded by Kathy Weaver, declining to take any action on the out lot on the GIS property. The motion was passed.

Trustee Discussion

Gary Wojnaroski inquired about the Director's dinner. Ken Ruszkowski will add it to the May agenda.

Next Meeting

The next meeting is scheduled for Tuesday, May 7, 2024, at 7:00 pm at the Association building.

Adjournment

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

The meeting concluded at 8:50 pm.