

Hi-Land Lake Property Owners' Association

Monthly Association Meeting

June 4, 2024

In attendance:

Ron Connelly

Ken Ruszkowski

Gale Frentz

Kathy Weaver

Tony Wachocki

Gary Wojnaroski

Mark Haddlesey

Samantha Napier

Not in attendance:

Dustin Anderson

Guests:

Dave Mullins

Valerie Niemiec

Donna Vater

Chris Hromek

Debbie Raupp

Sam Raupp

Don Keller

The meeting was called to order at 7:06 pm.

Approval of the Minutes

A motion was made by Kathy Weaver and seconded by Gary Wojnaroski to approve the May 7, 2024 minutes. The motion was approved.

Approval of the Agenda

A motion was made by Ken Ruszkowski, seconded by Ron Connelly to approve the June 4, 2024 agenda. The motion was approved.

Call to Public

Ron Connelly moved agenda item 8 “Call to Public” up and asked if anyone had any issues they wanted to address. No one asked to speak.

Reports

Treasurer’s Report

Kathy Weaver updated the group on current finances. This included a review of the budget, expenses and payments, outstanding dues payments and payment plans currently in progress.

Roads

Ron Connelly outlined the work that has been done to the roads including the use of limestone, and millings where appropriate. He noted that cost for millings is being held to the 2023 pricing and he currently using the remaining stone from 2023.

Ron discussed the latest update on the homeowners that want to deem part of West Shore as abandoned so they can absorb it into their property. The county has determined that this is possible. They are in the beginning of the process and many more steps are needed before it is approved. Ron’s concern is the ability for emergency vehicles to turn around.

Val Niemiec indicated that the fire department will be involved in the decision-making process before it is finalized to address this concern.

Garbage trucks continue to cause wear and tear on the roads. Ron would like to see the number of companies providing the service reduced to two. It was suggested that an article be included in the Chanticleer explaining the road wear and tear and asking residents to consider using one of the two most used companies, The Garbage Man or Granger.

Reducing the layer of dirt on the Sunset Bridge was discussed. It is on the list of road maintenance tasks and will be done in the near future.

A discussion followed on residents damaging the roads while they work on their property or having work done by contractors. It was suggested that this be topic discussed at the Annual meeting. Getting feedback on what to do if a member makes a change to or intentionally damages the roads. Should they be responsible to repair the damage?

It was also suggested that a weight limit sign be posted at the bridge. Ron Connelly said he would take care of it.

New Business

To accommodate several guests the “New Business, Access Property Usage” was the next item discussed.

Ron Connelly updated the group on the discussion from the May 7, 2024 Association meeting. A concern was raised that there were two docks on the Association easement property that did not belong to the Association. After a discussion with the Association lawyer it was determined that the Association would be liable for anyone hurt on the docks. The Association does not currently have any insurance coverage on the docks or the walkways. A member discussed how the docks have been there for many years and families that do not have lake access use them for their enjoyment. Another member discussed a concern that people using the easements were also using their property. The home owner had the same concern about liability if someone was injured.

Ron Connelly will meet with the affected property owners and will report back at the July meeting.

Building

Ken Ruszkowski provided an update on the building. Still working on finalizing the costs for ceiling tiles. The dehumidifier has stopped working and someone will need to check into the cause.

The discussion moved to painting and repairing the outside of the association building.

Following the discussion, it was determined to move forward with the painting and repairing the building.

A motion was made by Mark Haddlesey, seconded by Ron Connelly to paint the building and trim, repair the sheet metal, add new vents within a \$5,000 budget by the Midwest Construction company. The motion was approved.

Chris Hromek from the Midwest Constuction company will provide several color suggestions.

Lake Board

Mark Haddlesey provided the Lake Board update. The lake was sprayed on May 21, 2024. As a result, most of milfoil, duckweed have been killed and not much starry stonewort has been seen. Kieser did a vegetation study on June 4, 2024 and the Lake Board should have the results in a few weeks.

The focus of the Lake Board this year will be on lily pad elimination. The first visit from the weed harvester is scheduled for the week after the Fourth of July.

Val Niemiec who also serves on the Lake Board asked if you have weeds to get rid of to please let her or the Lake Board know. Also, if you have concerns about the weeds that been cut and they drifted up to your property, let Val know and she will make sure they come back and clean them up.

Ron Connley is creating an entrance to Mickey Carl for the fire department. The entrance will enable the harvester to access the Mickey Carl lake.

Launch/Bridge Dredging

Mark Haddlesey asked how the dry hydrant on Sunset Bridge was going to work in one foot of water. Val Niemiec said if the Association wanted to use her property for a temporary resting place for the dredging material taken from the lake, it would need to be done no later than this fall before the new landscaping is in place at her home.

They also discussed buying tsunami pumps by the bridge, to keep the water moving once it is dredged.

Activities/events

Kathy Weaver reported that she is working on a cornhole schedule and beginning the discussion the upcoming Halloween parties. Kathy will contact Dustin Anderson and see if he wants to run the fishing contest for the kids.

Facebook

Gary Wojnaroski discussed people wanting to join the Facebook group but some requests don't ring true to be lake residents. If he does not know who they are he does not let them join without more research. Kathy Weaver provides help and also checks records of homeowners to see if they in the association.

Little Island

Ron Connelly indicated that he has a commitment for the logs to build the buffer around the island. This will include adding more stone to anchor the logs. He will be looking for volunteers to help put it all together.

Chanticleer

The information for the upcoming newsletter the Chanticleer was discussed. Items included work days for the little island, ideas for lake improvements, dredging update, short term rental properties, and the ballot for the annual meeting.

Assignments for articles were made and a June 15, 2024 deadline was set for articles. The mail date is set for July 1, 2024.

Send the completed articles to Bonnie at

Bonnie@putnam.twp.us or to Val clerk@putnam.twp.us

Gap Property

Val Niemiec reported that the document has been drafted on the gap property issue. Now work is being done to finalize the procedure. It might be an ordinance to a proclamation.

Short Term Rental

Val Niemiec outlined the Short-Term Rental resolution passed at the Township meeting. The rentals are not allowed unless they are on a commercial property or a qualified agricultural property. It begins on June 22, 2024. Information on the short-term rentals will be sent to the residents in the tax newsletter. It was suggested to also put an article in the Chanticleer.

Annual Meeting Preparation

The meeting should be informational for the attendees. Provide an overview of what the Board has been working on this year.

Ron Connelly asked Tony Wachocki if he would be responsible for the coffee and donuts for the meeting. Tony was happy to take on the assignment.

Schedule the next meeting

The July meeting will be on Tuesday, July 9, 2024 due to the Fourth of July holiday.

Adjournment

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

The meeting concluded at 9:38 pm.