

CHA Board of Directors meeting – August 14th, 2022

Directors in attendance via Zoom conference or in person - Todd Ansbacher, Tim Claflin, Mike Germain, John Johnson Sr., Scott Robertson, Kevin Sauvage, Denise Stratton, and Melissa VanDam, Tom Wellman

Meeting was called to order at **10:05 AM**

Meeting was adjourned at **11: 47 AM**

Proof of Meeting Notice **posted at the CHA Kiosk on or before Sunday, August 7th - Zoom invite sent out on Sunday, August 7th**

President's Report – Todd Ansbacher

- Warren Wheeler, a certified playground inspector, performed an evaluation of the clubhouse playground equipment. Several of the existing structures and pieces of equipment were found defective and have been removed. Several additional findings will be addressed in an upcoming worker bee day.
- Vacasa, a vacation rental organization, sent several members of the community mailers. Todd Ansbacher contacted the marketing department of Vacasa and made it clear that CHA is a no STR community. No further solicitation should take place. If you are contacted by Vacasa, please let the Board know as soon as possible.
- Ed and Linda Cyrocki donated three toilets, one urinal flush valve, four sinks, four faucets, all the sink drains and drain line.
- Lynn Livingston has organized three worker bees for the removal of spotted knapweed in central park and the clubhouse. Thank you to those that volunteered their time and to Lynn for organizing.
- A new propane grill has been purchased for use at the clubhouse.
- The clubhouse has a new WIFI system.
 1. System name – Spectrum setup AB
 2. Password – genuisparade938

Treasurer's Report – Mike Germain

- Checking/Savings - \$26,825
- Tennis Court Escrow - \$6,085
- Clubhouse Escrow - \$5,018
- Total Cash on Hand - \$37,928
- There were some difficulties with the agreement signed with Charter Cable due to some staffing rearrangements. Mike Germain and Chuck Whetsel were persistent in getting this corrected and CHA is now receiving free internet and cable in addition to quarterly checks. This money is being stored in the clubhouse reserve account.
- There are still numerous members who are past due on their annual dues. In July \$6,800 was owed. Due to the persistence of our CHA treasurer August was down to \$5,400 with more coming each week.
- The AED machine purchased has arrived and will be mounted inside the clubhouse. No prior training is required to use as the machine provides prompts.

Architectural Control Committee (ACC) – Melanie Rogers

- No report

Trails Report – Denise Stratton

- Todd Ansbacher removed an overhanging tree on the Far North Trail.
- Denise Stratton is looking into replacing the degraded maps that are currently in place, more to come.

Social Committee Report – Still looking for volunteers to form a committee

- Keith Beduhn is organizing a chili cookoff on October 1st @ 2 PM. If you are interested in participating and would like more information, please contact Keith @ irakeith@hotmail.com

Directory and New Member Information – Holly Norman

- No report

Website – Bob Ransom

- No report

Clubhouse and Reservations – Keith Beduhn

- There is a brown 4-person card table missing from the clubhouse. It would be appreciated if it could be returned.
- All kayaks must be removed from the CHA racks by **October 31st**.

Road Committee – Tom Wellman

- There have been several complaints regarding the speed of vehicles coming off CR629 (E Woolsey Lake Rd.) into CHA. Please slow your speed to 25 MPH or slower.
- Patrols of CHA by the Leelanau County Sheriff Department will likely increase. To avoid being ticketed **PLEASE** abide by the posted speed limit.
- Nothing new was reported regarding road improvements since the July BoD meeting.

Old Business

- A workday will occur Saturday September 10th to address the repairs and modifications identified during the playground equipment inspection. If you'd like to help, please arrive at the clubhouse at noon. Kevin Sauvage has volunteered to cook for those who volunteer.
- Thank you to Karen Shilling for painting the three existing CHA beach walkways signs.

New Business

- A discussion of installing signage at the north end of South Beach and both ends of Clubhouse Beach took place. Melissa VanDam made a motion to install natural cedar signs at the above noted locations, Kevin Sauvage seconded the motion. The Board approved 8 “yes” to 1 “no”. The following [signs](#) will be installed soon.

- There is significant interest from several members regarding the playground horse swings that were removed. A member only drawing will be held, and they will be auctioned off for \$200 per horse. A caveat to this drawing is the winner must sign a waiver that they will not be used as a swing as they were removed due to being deemed a safety hazard in 1995. Mike Germain made a motion to retain one horse and auction of three for \$200 each. The drawing will be random with those interested having their names placed on a piece of paper and drawn randomly. The winners will be required to pay the \$200 and sign a waiver at the time of the drawing. Scott Robertson seconded the motion. The Board was unanimously approved 9 “yes” 0 “no”. All members who might be interested, please enquire via the CHA website. The auction will be held Saturday, September 3rd.
- John Johnson presented a motion that ten folders containing guidance on Parliamentary Procedure prepared by him be accepted by Board of Directors. Further, one notebook is to be kept by the Board’s Secretary along with the minutes of each meeting and copy of Robert’s Rules of Order 12th edition. Either the book or the folder be available at each meeting of the board for reference. Each member of the board will be entrusted with a folder and at the end of their term of office, return the folder to the Board’s Secretary. The Secretary is to then entrust the folder the newly elected Board member at the CHA annual meeting. This process is to continue until which time the Board chooses to discontinue and so acts. Melissa VanDam seconded the motion. The Board unanimously approved 9 “yes”, 0 “no”.
- A third Spotted Knapweed workday will be held on August 24th @ 10 AM to complete eradication at Central Park. In addition, Lynn Livingston will also be organizing a workday to identify another invasive plant, Autumn Olive. Please contact Lynn directly @ 239-398-3720 for more details.
- A reminder to extinguish all fires when they can not be attended.