

CHA Board of Directors Meeting – February 13th, 2023

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

Meeting was called to order at **8:04 PM**

Meeting was adjourned at **10:09 PM**

Proof of Meeting Notice - **Zoom invite sent out on Monday, February 6th**

President's Report – Todd Ansbacher

- Leelanau County Board of Commissioners has enacted a “time of transfer” [septic inspection ordinance](#).
- Board of Directors meetings for February, March and April 2023 will be held on the 2nd Monday of each month at 8 PM. The Board will go back to the normal 2nd Saturday of each month at 10 AM starting May 13th for the rest of the year.
- The Board of Directors Candidate Profile Form is available in the Members Only section of the website for those interested in running of a Board position. **Candidate profiles must be received before April 1st.**
- Annual election packages will be mailed around April 15th.
- Annual meeting will be held on May 27th.
- Tentative date for the biennial association wide yard sale is July 22nd. Kent Van Emst will be organizing.

Treasurer's Report – Mike Germain

- Checking/Savings - \$24,560
- Tennis Court Escrow - \$6,087
- Clubhouse Escrow - \$12,650
- Total Cash on Hand - \$43,297

Architectural Control Committee (ACC) – Melanie Rogers

- Nothing to report

Trails Committee – Denise Stratton

- Trails are in great shape. All fallen trees have been cleared and the board walk mended.
- Lynn Livingston shared an article about Oak Wilt and Hemlock Woolly Adelgid. Linked are two articles ([1](#) and [2](#)).
- The Northwest Michigan Invasive Species Network is offering hemlock woolly adelgid survey training for the public at no cost on Saturday, March 11, 10-11 a.m. at Almira Township Hall in Lake Ann, Benzie County. Those interested in attending are encouraged to [register](#) at HabitatMatters.org/Events.
- Work is underway for new trail signs to be color printed, laminated, and installed at some point this spring.

Social Committee Report

- An annual picnic is being organized by Denise Stratton for Sunday, May 28th. Please contact Denise with any questions you may have (strattondenise1@gmail.com).

Directory and New Member Information – Holly Norman

- If members have any updates to their current information, please send them via the CHA website or contact Holly Norman directly (hnorman8550@gmail.com).
- The updated 2023 CHA directory will be made available sometime in June.

Website – Bob Ransom

- Nothing to report.

Clubhouse and Reservations – Keith Beduhn

- Reservation expense stays at \$50. If you're sponsoring an event, you must be present.

Kayak Rack – Lynn Livingston

- Reservations for 2023 go live on April 1st. Please reach out via the CHA website or contact Lynn Livingston directly (redwingnut1@gmail.com).

Road Committee – Tom Wellman

- Road Commission Manager, Brendan Mullane emphasized the need for a CHS team to get documentation from Northport Township stating their support for partial funding. Tom spoke with Northport Township Supervisor, Rick Cross about Brendan's request and Rick agreed. At the end of December, a letter from the Board was sent to Rick Cross stating our desire for partial funding support. On January 23rd Tom, Brendan, and Rick met. Rick and Brendan said that with the new sewer ordinance, if there were to be any subsequent capital improvement in the foreseeable future, such as the installation of a sewer system, then LCRC wouldn't want to participate in any road improvements until that work had been planned and completed.

Member Survey – Scott Robertson

- On August 18th, 2022, the Board posted a questionnaire requesting membership input for capital expenditures over the next 5-7 years. On October 31st, 2022, the collection of ideas/requests concluded with over 85 received. The 85+ responses were combined and communication to the membership via email on December 1st. Membership feedback from the second, condensed questionnaire ended on February 1st, 2023. Scott Robertson collated the results into a "top 20" list and Daniel Gorenflo created a draft survey. The Board is refining details of the survey with the hope of having it completed before March 31st. The survey will be included in the annual election package being mailed in mid-April.

Old Business

- No old business was presented.

New Business

- A motion was presented by Tom Wellman to have the Association pay \$50 or less for the advertising of the July yard sale. Scott Robertson seconded the motion. The Board vote unanimously in favor of supplying the funds.
- Melissa VanDam presented a motion to amend the CHA bi-law language to make consistent acceptable methods of voting. Acceptable methods of voting should consistently include in-person, by proxy, or by absentee ballot. Current bi-law language is inconsistent. John Johnson Sr. seconded the motion. Todd Ansbacher made a motion to table so further research could be performed by all Board members. Mike Germain seconded and the Board vote unanimously in favor of tabling. Discussion will continue at the March 13th Board meeting.
 1. Under Article III Section 2 “Dues” - doesn’t include absentee ballot
 2. Under Article III Section 3 “Special Assessments” - doesn’t include absentee ballot
 3. Under Article III Section 4 “Quorum” - doesn’t include absentee ballot
 4. Under Article IV Section 5 “Quorum” - doesn’t include absentee ballot
 5. Under Article X Section 1 “Amending the Bylaws” – doesn’t include by proxy

Scott Robertson moved to conclude the February 13th Board meeting and Melissa VanDam seconded the motion. The Board voted unanimously to conclude the meeting at 10:09 PM.

Timothy Claflin

CHA Secretary