

CHA Board of Directors Meeting – April 10th, 2023

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

Directors not present - Tim Claflin

Meeting was called to order at **7:33 PM**

Meeting was adjourned at **8:51 PM**

Proof of Meeting Notice - **Zoom invite sent out on Sunday, April 2nd**

President's Report – Todd Ansbacher

- The May Board of Directors meeting will be held Saturday May 13th, 2023, at 10 AM by Zoom. All meetings for the remainder of 2023 will be held on the 2nd Saturday of each month at 10 AM.
- Charles Bombaugh, Mike Germain, Bob Ransom, and Tim Claflin are the four candidates running for the three available Board positions in the May election. The candidate profiles are available to view on the owner's section of the website.
- The community wide garage sale will be held on July 22nd.
- A forest management company has contacted the Board regarding inspecting CHA property in the trails area. The company performs strategic cutting and logging to improve the overall health of forests. Todd Ansbacher and Mike Germain will be meeting with them to get further information. Nothing will occur without informing the membership and Board approval.
- Construction of a storage shed for the tennis/shuffleboard will be completed in May sometime. Todd Ansbacher and Kevin Sauvage will be doing the work.
- A worker bee weekend to spread the 30-yard pile of wood chips currently sitting at north end of Knollwood Drive will be organized soon. Please stay tuned if your able and willing to help.
- A worker bee will be organized to repair the Far North Trail bridge. Please stay tuned if your able and willing to help.
- A third kayak rack will be installed at South Park and one additional rack at Central Park.

Treasurer's Report – Mike Germain

- Checking/Savings - \$24,463
- Tennis Court Escrow - \$9,286
- Clubhouse Escrow - \$12,655
- Total Cash on Hand - \$46,404
- The Association dues that will be issued to the Membership at the end of April are for the 2023/2024 fiscal year which start on May 1st, 2023.

Architectural Committee (AC) – Melanie Rogers

- There have been no new submissions to the AC in the past 30 days

Trails Committee – Denise Stratton

- A two fallen trees were removed by Denise and Greg Stratton.
- Work is still ongoing for tree identification. Denise would appreciate any recommendations or ideas if you have any to share.

Social Committee Report

- The annual picnic will be held Sunday, May 28th starting at 1 PM with grilling stopping at 3 PM. The Association will provide hot dogs, hamburgers, buns, condiments, plates, plastic silverware, and charcoal. Members are highly encouraged to bring a dish to share. To ensure we get a variety of dishes, it's important that members either contact Denise directly at dmstratton@sbcglobal.net or sign up using the sheet to be posted at the clubhouse entrance.

Directory and New Member Information – Holly Norman

- Holly Norman will be at the annual meeting updating member information. If you have updates for Holly, please visit her at the check in table at the annual meeting or reach out to her prior to at hnorman8550@gmail.com .

Website – Bob Ransom

- Bob Ransom will be archiving documents in the owner's page that are not from the current year. The documents will still be available just not stored on the owner's page.
- The password for access to the owner's page will likely be changed after the annual meeting.
- There has been some issue with uploading documents to the web page. Bob Ransom will be looking into this.

Clubhouse and Reservations – Keith Beduhn

- The clubhouse will be opened the first weekend of May with the keypad and codes activated.
- A spring cleaning of the clubhouse will be done around the first weekend of May as well.
- The reservation calendar on the website is up to date.

Kayak Rack – Lynn Livingston

- Requests for kayak rack spots has exceeded the space available. Two more racks will be installed, one at South Park, the other at Central Park.
- There is talk of allowing small sailboats at Central Park. The Board will discuss further during the May 13th BoD meeting.

Road Committee – Tom Wellman

- Road Commission Manager, Brendan Mullane and Leelanau Township Supervisor, Rick Cross accepted Cherry Home's rationale that the Association would not be pursuing new sewers. Rick Cross resigned from Leelanau Township a week or so after the acceptance. Rick's resignation will likely slow the process of approval.
- The Committee will be looking into what would be involved to fund a bond to keep the process moving forward.

Member Survey – Scott Robertson

- The approved survey will be included in the information packet that goes out to the membership for the upcoming election.

Old Business

- Nothing to report

New Business

- Denise Stratton raised the question of who should be maintaining the lots owned by the Association. Denise pointed out a tree on Forest Beach, across the street from the Ramsdell's home that was about to fall into the road.
- Melissa presented a motion to adjourn the meeting, Kevin Sauvage seconded.

Tim Clafin

Secretary