

**PRESQUE ISLE HARBOR ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 9, 2020**

The meeting was called to order at 7:00 p.m. by President Campo, followed by the recitation of the Pledge of Allegiance.

**Roll Call:** Present: D. Campo, D. Fay, C. Gates, R. Kurkechian, S. Lang, L. Larkin, D. Matuszak, M. Thurber (by phone), B. Tulgestka.

Staff: Jacob Kroll.

Guests: Vickie Fields, Bill Yaklin, Rick Chase, Mike Rehling, David Larkin, Mark Kinney.

**Property Owners Comments:** Rehling – Request on behalf of Tim Maylone, Cherry Capital Communications, to allow a tower near the campground. MOTION (Larkin/Lang) carried to form a three-person ad hoc committee to research and negotiate placement of a Cherry Capital Communications tower on the specified site. D. Campo, R., Kurkechian and J. Kroll appointed to serve on this committee. McKinney – Need for better communications between Board and Architectural Committee.

**Minutes:** Meeting of November 14, 2019. MOTION (Fay/Larkin) carried to accept the Minutes as presented.

**Thurber** – Because of need to leave meeting, report on Marketing Strategies given at this time. Brochures in place at four businesses; will bring ideas for posters to Board meeting for approval. Working on a presence at businesses in the surrounding areas, various local events and open houses. Kurkechian focused on sale of county-owned lots.

**Financial Report:** Kroll reviewed the Profit & Loss, April 2019 through January 2020. MOTION (Lang/Larkin) carried to accept financial report.

**General Functions:**

- a. Cherry Capital – covered above under Property Owners Comments.
- b. Clubhouse Beach and Pool – Fields. Two children's movies well received. Future plans include movie during spring break, Super Bowl Party, Easter Egg Hunt. In October, spaghetti dinner and possible Health Care afternoon. Request from man who will be in the area June through August to give dance lessons at clubhouse, open to members (\$5) and non-members (\$10). MOTION (Lang/Larkin) carried to allow non-members to attend dance lessons at the clubhouse at a pre-determined price. Details will be worked out before a final commitment.
- c. Architectural Committee (storage sheds) – MOTION carried (Lang/Fay) to accept wording prepared by Atty. Tim Gulden regarding sheds for inclusion in the Rule Book. Kurkechian, Committee Liaison, will continue efforts to contact Chairman, Dennis Cleary, regarding notices of committee meetings and better communications.
- d. Short-term rentals. MOTION carried (Matuszak/Larkin) carried to table action on the issue of short-term rentals until legislation enacted by the State of Michigan.
- e. Budget – MOTION (Lang/Larkin) carried to table the Budget discussion until the February Board meeting.

- f. Maintenance – Kroll. Work included furnace repairs, ice removal, removal of birch tree , new flooring in the employee office, installation of automatic timer switch for bromide in spa. New computers and Windows 10 being installed.

**Standing Committee Reports:**

Security Committee – Kroll. Chad Hall new chairperson.

Nominating Committee – Fay. Nominees to date are Dave Larkin, Mike Rehling, and possibly Colleen Campo and Vickie Fields.

Surplus Lots – Kurkechian. In 2019, 5 lots sold before Marketing Committee activity started; since then another 26 sold. Referral Program \$100: Board confirmed \$100 payable for each new owner referral, not per lot sold. Kroll advised the \$100 is credited toward the referring Association member’s account when lot(s) sold.

Kroll, in answer to Campo, advised he is working on a 5-year plan, taking into account a mortgage payoff, maintenance and upgrade possibilities.

Restrictive Covenant changes. Lengthy and expensive. Kurkechian has meeting with Tim Gulden regarding this system toward goal of making changes and updates easier.

There being no further business to come before the Board, the meeting was adjourned by President Campo at 9:14 p.m.

Respectfully submitted,

Linda Kaufman, Recorder