

**PRESQUE ISLE HARBOR ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 11, 2021**

The virtual meeting was called to order at 7:05 p.m. by President Kurkechian.

**Roll Call:** Present: C. Campo, D. Fay, V. Fields, C. Gates, R. Kurkechian, D. Larkin, M. Rehling, M. Thurber, B. Tulgestka. Staff: Jacob Kroll.

**Correspondence:** Discussion on Cherry Capital's decision to terminate further work in our area. The tower at the Clubhouse will remain operable.

**Minutes:** Meeting of January 14, 2021. MOTION (Rehling/Larkin) carried to accept Minutes with addition of "virtual" before meeting in first sentence.

**Financial Report:** Fields reviewed the Profit & Loss, April 2020 through February 2021 report. MOTION (Rehling/Gates) carried to accept the financial report.

**General Functions:**

Covid-19: Kroll advised Health Department examined the premises and guidelines in use at the Association and gave their approval. Very few members complaining about the rules in place.

Maintenance: Installed new removable basketball hoop; continued snow removal and upkeep of ice rink; pool pump replaced. Water pipe break in the ceiling near the vending machine. Closed the clubhouse today to repair the leak, which was due mainly to the bad design of the system. He is contacting a plumber for advice on how to solve the problem permanently. He is also looking for an alert system of flow sensors.

Database: There are some issues implementing the Wild Apricot program, mainly technical support. Considering another system, "Jonas". Will advise Board of upcoming meeting with a Jonas representative.

Docks and Hoist: Trevor Elowsky has no liability insurance. Attorney Golden advised Kroll that if Trevor signs a release of liability contract the Association will be protected in case of injury or damage incurred during his specifically outlined job as an individual contractor. This is fine with Trevor. Approved by consensus by the Board. Kroll will advise those members currently renting dock space of the changes in service and fees.

Restrictive Covenants: Campo and Kurkechian have an appointment with Attorney Golden next week to discuss possible amendments to the Covenants, with special attention to changes due to increasing electronic communications with members and voting parameters.

Member Communications: Kurkechian suggested that instead of annual or semiannual newsletters to members, Board members provide important information to Jacob for posting on the website in a timely fashion. Agreement by all Board members. Notices regarding campers village news, the referral program and a request for email addresses were submitted to Kroll. Side issue – Rehling will research fees charged by other campgrounds for storage of items in overflow lot by transient campers (PIHA fee currently \$ .60/day).

NBBH Common Property: Kroll reviewed Agreement Regarding the Use of PIHA Land for the Installation of a Seawall at 5745 E. Grand Lake Road. This was prepared to replace previous requirement of an escrow account and is acceptable to the member involved. Kroll is comfortable with this change, as is Attorney Golden. A MOTION (Rehling/Fay) carried to support the signing by Jacob Kroll and implementation of the "Agreement Regarding the Use of PIHA Land for the Installation of a Seawall at 5745 E. Grand Lake Road" as proposed by Jacob Kroll.

**Standing Committee Reports:**

Nominating Committee – Larkin will provide Kroll with a letter to members about the nomination process and the importance of member participation to be put on the website and social media. He has a few people interested and a several more he wants to contact. Rehling has a few names he will give him.

Trails – Fields advised copies of a new trails map is available at the clubhouse. It will also be put on the website.

Activities – Fields reported the moon walk last week was a great success, with about 50-60 people participating. Another will take place at 6:30 p.m., February 27<sup>th</sup> at Crystal Point. On March 17<sup>th</sup> there will be a St. Patrick's Day tail gate picnic and bonfire at the Grand Lake Beach House.

Marketing – Thurber reported that Lakeshore Realty and Bill at the Portage Store are continuing to work on videos using drones in the area. Thurber is staying close to this project, seeing it as a possible good addition to our marketing strategies.

Mortgage Refinance – Kurkechian talked to the V.P. at MBank today, sharing his displeasure with the delay in finalizing the refinancing. The bank V.P. agreed to a deadline of Wednesday, February 17<sup>th</sup>, on this project. Kroll has received 3 e-mails since the telephone call and has responded to them immediately. It was agreed that no principal payments will be made until after Wednesday's deadline.

**General Comments:** Kurkechian reported the Twp. Planning Commission is planning to propose short-term rental rules and restrictions to the Township. It was agreed that it would be beneficial to have a PIHA Board member either on the Twp. Planning Commission after his term is up, a liaison to that commission, or a member present at their meetings.

There being no further business to come before the Board, the meeting was adjourned at 8:55 p.m. p.m.

Respectfully submitted,

Linda Kaufman, Recorder