

PRESQUE ISLE HARBOR ASSOCIATION

BOARD OF DIRECTORS MEETING

June 10, 2021

The meeting was called to order at 7:02 pm by President R. Kurkechian.

Roll Call: Present : C. Campo, D. Fay, V. Fields, R. Kurkechian, M. Thurber, M.Rehling, M.Ulrich, B. Tulgestka

Staff: J. Kroll. Absent: M. Ulrich, D. Larkin

Property Owners Comments: B. Hellmuth, 8412 Grand Lake-1. Concerns re: handicapped access on PIHA properties, 2. Information on previous PIHA board amortization schedule. (accompanied by C. Hellmuth)
K. Ireland 14423 Bell Lane and P.MacNeill 8055 E. Grand Lake- requests to accommodate pickleball players.

Audit Report: presented to the PIHA board by J. Oswald of Schulze, Oswald, Miller and Edwards PC.

Correspondence: V. Fields informed the board about questions raised by a new property owner re: HOAs, B. Tulgestka relayed a request for snacks to be sold at the beach house. R. Kurkechian reported correspondence from a landowner re: grounds crew actions. J. Kroll expanded to give background and subsequent action with employees involved.

Minutes: Meeting of May 13, 2021. MOTION (M. Thurber/V. Fields) carried to accept minutes with corrections.

Financial Report: V. Fields presented the monthly report. MOTION (M. Rehling/D. Fay) the PIHA board accepts the monthly financial report. Motion carried.

General Functions:

- a. Elections- J. Kroll updated the board on protocols to be in place for the upcoming election.
- b. Maintenance- Kroll reported
Septic System at Campground- Recent discovery of repair needs. Estimates are underway.
Parking Lot at the Clubhouse- Resealing needed. MOTION (M. Rehling/M.Thurber) carried to approve the resealing of the clubhouse parking lot maximum of \$5500.
Trail Signs- installed, some adjustments will be made by the crew.
Employee Protocols- conducted a recent review to improve employee interactions with members.
Facility Upgrades- obtaining bids on a HVAC system.
- c. Campground- J. Kroll reported on temporary employee replacements due to sick leave of manager
- d. Voting Software- R. Kurkechian reported on progress finding a system.
- e. Annual Meeting- R. Kurkechian reviewed agenda/protocols with board members.
- f. Investment Review Committee- M. Rehling reported on options the committee is exploring. J. Kroll reported that Attorney Gulden was consulted and saw no conflict with PIHA by-laws.

Standing Committee Reports

Clubhouse Committee- V. Fields reported on July 3rd activities. MOTION (C. Campo/M.Fay) carried, the PIHA will donate \$100.00 for a coin dig. V. Fields further updated the board on activities in place and ongoing plans for future events.

Security Committee- J. Kroll reports that the security team will continue to provide service to homeowners.

Board Members

- a. General Comments- C. Campo had questions re: PPP loan and forgiveness process. J. Kroll responded.
D. Fay- Questioned open/close clubhouse times and clubhouse temperatures. J. Kroll responded.
- b. Board members were reminded of July 3rd activities, the opening of the Lighthouse Museum and Grand Lake Association activities.

There being no further business to come before the Board, the meeting was adjourned at 9:29 pm.

Respectfully submitted,

Nancy Guregian, Recorder