

**PRESQUE ISLE HARBOR ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 13, 2022**

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

Roll Call: Present – C. Campo, V. Fields, R. Kurkechian, D. Larkin, K. Taylor, M. Ulrich
M. Rehling and M. Thurber via zoom S. Mullaney joined via zoom about 8pm
Staff: J. Kroll

President Comments: With an extended agenda, including the Annual Budget, does anyone want to continue late today or schedule a special meeting? Consensus was to extend the meeting to cover the agenda.

Property Owner Comment: No members present. V. Fields heard a request for a Putt-putt golf. D. Larkin stated a member was having issues with an address change.

Approval of Minutes: *MOTION to approve minutes as presented (D. Larkin/M. Thurber).* Ayes all. Carried.

Financial Report: V. Fields presented the financial report. Questions and discussion ensued. *MOTION to accept financial report as presented (C. Campo/D. Larkin).* No further discussion. Ayes all. Motion carried.

Executive Session: *MOTION to enter an Executive Session at 7:19pm (R. Kurkechian/C. Campo).* Ayes all. Motion carried. *MOTION to exit Executive Session at 8:10pm (R. Kurkechian/M. Ulrich).* Ayes All. Motion carried.

Board of Directors Nominations: D. Larkin is on the Nomination Committee. R. Kurkechian offered two names for possible candidates. An announcement will be put on PIHA Facebook page and Webpage announcing these open positions.

3-5-10 year plan – This plan will be presented at the February meeting.

Annual 22-23 Budget Proposal:

Actual and Adjusted Dues statement. Due to misstatement for years 20-21 & 21-22 of COL increases, an adjustment is made for the 22-23 dues increase. The dues increase should be \$278 for the primary lot but will be \$272 to adjust for previous incorrect increases. The Finance Committee agreed that this was a better decision verses sending out refund checks.

Income: Discussion was held regarding current COL. Board recommends that the Executive Director use 4.7 % COL increase pricing for campsites, cabin/ trailer rental, boat slips, rental fees. There will be no raise in storage fees because of the large raise last year. Increase charge for Propane should be increased more than 4.7%.

Cost of Sales: JK reviewed his projections for COS.

Expenses: JK discussed his proposal of expected expenses, answering all Board questions.

Capital Outlay: Board discussion regarding each item of Capital Outlay. Campground improvements were approved, including septic system replacement. . HVAC replacement approved. Work Truck replacement is approved but only if a super offer is presented, otherwise this should be delayed until the economy improves. Discussion was held regarding replacing the Docks at GLB for \$62,000. The Board requests the dock replacement request will be removed from the 22-23 budget and to be open to discussion at a future Board meeting.

Mortgage Expense: Board approved 12 months of interest and principal payments for 21-22 budget. *MOTION for additional principal \$10K out of 21-22 budget to be paid in Feb or March this year(R. Kurkechian/M. Ulrich)* . Discussion

ensued. It has already been budgeted for an additional principal payment of \$30K to be paid by March 31, 2022. Vote: Oppose – 8 Yay - 1. Motion did not carry.. Extra principal payment in the fiscal year of 22-23 will be approved to stay in the budget but it will be discussed in January 23 to determine if our financial position will support this

MOTION to accept 22-23 budget with amendments as discussed & to be presented an updated adjusted budget at February Board Meeting.(C. Campo/M. Ulrich). Ayes all. Motion carried.

Rule 31 Amendment and Capital Investment Advisory Recommendations: Opinion letter from T. Golden, PIHA Attorney , regarding Rule 31g was read by J. Kroll (copy attached to minutes). Discussion ensued. T. Golden also suggested a change to Rule 31g which would allow investments outside of CD's or savings accounts (copy attached to minutes).

MOTION to table this issue until February meeting allowing every board member to digest this information and gather more options for future consideration. (C. Campo/V. Fields) Ayes 8, Nays 2. Motion carried.

Alcohol Policy – Meeting with insurance agent tomorrow. Table until February meeting.

Quick Books: Accounts are being set up. Quick Books will be completed and effective April 1, 2022 for the new fiscal year. Short discussion regarding database which will be continued next meeting.

AMA: J. Kroll will finalize his arrangements to attend an AMA seminar (or other professional organization) and report to the board at our February meeting.

Exploratory Pool upgrade committee: Discussion was held regarding our aging pool. A Civil Engineer did visit the facility and agreed that replacement is needed. R. Kurkechian would like a committee formed to explore replacing our pool. The Clubhouse, Beach and Pool Committee will lead this project and begin looking at options

Standing Committee Reports: Social Activities Committee has been busy. Multiple events planned. A request was made that the electricity in the pavilion be inspected and upgraded. Clubhouse, Beach and Pool: A Kid's Game Day is planned for Feb 19.

Board Member Comments: M. Ulrich would like to schedule a 15 minute presentation by Huron Pines at our February meeting. V. Fields stated that the meeting minutes on the webpage are not current and the Facebook link from our webpage is not working.

Announcements: None

Future Agenda Items: Huron Pines presentation
Alcohol Policy
Investment information
3-5-10 year plan

Meeting Adjourned: 10:36pm

Minutes submitted by Colleen Campo, Secretary