

Presque Isle Harbor Association
Board of Directors Meeting
September 8, 2022

Meeting was called to order at 7:00 pm by President Colleen Campo.

The Pledge of Allegiance was recited.

Roll Call: Present – C. Campo, M. Ulrich, V. Fields, D. Fauvre, R. Crook, D. Cleary, D. Larkin

Staff: J. Kroll

Absent: K. Taylor

Property Members Present: L. Huff, V. Schulte, B. Mathis, P. Rabeau, J. Rabeau, G. Sorge, S. Melching

Property Members Comments: An owner complained of a property owner renting their home as an Airbnb, and they are continuing to use pictures of the Clubhouse, and beach assess to advertise their home. Jacob will reach out once again to ask they discontinue using Clubhouse amenity pictures. The issue is a police matter, not a board issue. The board recommends continuing to contact the police as it will be recorded each time someone calls.

A property owner wanted to follow up on D. Brown's garage on Pineview. Steve Lang is investigating the matter.

A property owner was disappointed to see board members can use their business email address to market their business. The owner didn't understand why a common email or basic Gmail account isn't used. C. Campo will make a note of this.

A property owner inquired how the board puts members into vacant seats and the election process. M. Ulrich explained when a member steps down and there is a vacancy on the board, the board discusses among themselves and appoints someone. Elections only happen once a year. If they are lucky and a volunteer is interested, they appoint that person.

A property owner asked if there was somewhere such as Facebook or PIHA website to find when committee meetings take place. D. Larkin answered her questions and mentioned the committees welcome anyone to attend and lend a hand.

A property owner brought up short term rentals and how the Association is standing up to these short-term rentals. Jacob explained the board cannot infringe on property owner rights. Rentals are allowed at the Association as well. The Township overrides the board on this issue.

Correspondence:

C. Campo received 3 letters of correspondence. A gentleman wrote in with an idea about the pool. Campo responded that she would pass along the idea to our pool committee when it is formed.

A gentleman wrote asking if he could rent out his house. Campo referred him to rule #18 that a member in good standing can lease out their residence, however the tenant is unable to use the amenities of the Association and referred him to the Township for additional restrictions on leasing.

Correction: a tenant can use the amenities while leasing if there is an approval by the board of directors.

Property owner, Peter wrote concerning the Airbnb rental and Campo responded they are working on the issue.

Approval of Minutes: Minutes of August 11th 2022. *Motion (V. Fields/M. Ulrich) to accept as presented.* Ayes All. Motion carried.

Financial Report: *Motion to approve Financial Report as presented (D. Larkin/D. Cleary)* Discussion ensued. Ayes All. Motion carried.

General Function

a. **Quick Books/MSM:** J. Kroll informed the board the implementation of Quick Books is now complete, other than moving the computer system to the new network. The database is ready for the initial start-up. Inventory, tracking, membership id cards and printing are all getting aligned next week.

b. **Maintenance:** a new furnace for the pool has been installed and was completed in-house. Sight for the new cabin is finished and ready. Installation for the septic system at the campground is September 12th. The tanks will be put in first allowing the campground to stay open. An engineer is required for the cabin plan. Mark Straley will attend the next board meeting to discuss issues with the pool. He also agreed to help with the engineering of the cabin. Damage – still working with the insurance company. The contractor had to remeasure every single building to verify the extras and proper upgrades. J. Kroll is in touch weekly with the insurance company. The plan is to get the roofs done by the end of September or October, no guarantees with the insurance company. The beach houses will close on Labor Day.

The docks are out by early October, but J. Kroll will try to keep them in as long as he can. He has been notifying people a week in advanced if their boats are still in.

J. Kroll will investigate adjusting the docks as the water level has been dropping in Grand Lake.

The raft will be removed by the end of the week. Dock and hoists will be left in as long as possible.

V. Fields inquired if a bench could be added to the shuffleboard area.

- c. **Open BOD Position:** Shannon has resigned via letter. The board will send an appreciation to her. D. Larkin has agreed to head the '23/'24 nominating committee. A rules and bylaws committee needs a new liaison, R. Crook has agreed to take on this role.

Motion (V. Fields/M. Ulrich) to nominate D. Larkin for the open secretary position. Ayes all. Motion carried.

Motion (V. Fields/D. Larkin) for D. Cleary to continue his present board position until June 2024 and for V. Schulte fill open term of S. Maloney until 2023 (next election.) Discussion ensued. Motion carried 5 to 2.

Motion (M. Ulrich/D. Larkin) for V. Schulte to fill vacant seat effective today. Discussion ensued. Ayes all. Motion carried.

Executive Session: None

Standing Committee Reports:

Clubhouse, Beach, & Pool/Social Activities:

Shuffleboard courts are completed. Score board will go up as soon as holes are dug.

Flu shots will be offered Wednesday, Oct 5th 12-2pm.

Blood drive will be held, Oct 25th 10-2pm.

Hobo dinner will be held, Sept 24th from 5:30pm. Tickets will be needed to attend.

Polish dinner will be held tentatively, Oct 15th.

Natural Resources: Tom Cook will bring Huron Pines back to a board meeting. Crystal Pines to be cut back before Full Moon walk.

Full Moon walk to be held, Jan 6, 2023.

Architecture: Carriage House and a log cabin were approved. Register deeds sold 50 out of 53 lots.

Board Members:

General Comments: None

Community Reports: Food Bank is coming up soon. Township is doing a Fall Fest and there will be a lighted Pumpkin Path on Saturday, Oct 8th.

Future Agenda Items: How do we define "adjacent properties?" J. Kroll mentioned it is called, contiguous. R. Crook to research and bring a recommendation to the board.

A reminder to be added to Facebook that any property owner can join any committee meeting.

M. Straley will attend future meeting to discuss pool.

Adjourn: *Motion to adjourn at 8:15pm (V. Fields/D. Cleary) Ayes All. Motion carried.*

Submitted by:

Kristie Lukes, Recorder