

**Presque Isle Harbor Association
Board of Directors Meeting**

February 9, 2023
7:00pm

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

The Pledge of Allegiance was recited.

Roll Call: Present – D. Larkin, D. Cleary, V. Fields, M. Ulrich, C. Campo, R. Crook, D. Fauver
Staff: J. Kroll
Absent: V. Schulte, K. Taylor

Property Members Present: Cathy Weir, Gary Weir, Drew Matuszak, Laura Ulrich, Brad Mathis, Benit Goldman, Noble Morris, Sarah Melching

Property Members Comments: Two property owners addressed their concerns about snowmobiles on the beaches and dune grass. Owners suggested the use of signage or boulders to keep people off certain areas and for education. Jacob will explore options and M. Ulrich explained there is a Natural Resource committee as well. Another owner questioned why there are no trails for ORV's/ATV's and if there was anything the board could do about that. C. Campo responded with taking it under consideration. A property owner followed that the ORV trails were taken away and there isn't any place to ride them. It would be a great benefit if there were a place for them. Property owner commented the natural resources are why people come here and signage would help for all to respect the area. A property owner discussed her concerns with the PIHA Facebook page and the negative posts that have been showing up. She proposed the PIHA Facebook page goes from a public forum to a private one and has done research on the differences. C. Campo requested owner get her ideas to Jacob to discuss. Jacob commented on what he is doing regarding negative posts and discontinuing comments. A property owner mentioned her comments have been continuously omitted from homeowner comments, "none of my comments have ever been in there." Owner does feel other property owners might be interested in things she has brought to the board. C. Campo reminded the property owners the board follows Roberts Rules, and every comment isn't necessarily written word for word, but she will look back and review. Owner again commented her comments are never in there and her name isn't mentioned either.

Correspondence: D. Larkin reported the Township put out a survey and some of the responses dealt with PIHA. He touched on the questions and answers that specifically pertained to the Association. C. Campo responded to an email about an owner being blocked from posting on PIHA Facebook page and owner felt it was inappropriate, there isn't transparency in the board meetings and would like zoom availability and has concerns about appropriate use of the maintenance employees. C. Campo directed to the rule book regarding member comments and time limits. Regarding zoom availability, this has been previously discussed by the board and was rejected in ordinance to rule 28, section E in the policy book. Laura Ulrich and Jacob will meet to discuss possible options regarding Facebook issues and comments. Any options they come up with will be brought to the board. Currently, comments will not

be allowed on updates per Jacob. Campo reiterated the Executive Director is authorized to make management decisions concerning employees and it is not board policy.

M. Ulrich discussed correspondence he received. Sarah Melching requested Kyle Gallaher and Robert Weir be invited to the Annual Meeting as she believes they would bring a wealth of knowledge and information.

Sarah Melching also requested the board consider moving their board meeting date as it now conflicts with the Township meeting. Per Jacob, after the Annual Meeting, the new board will review and decide on an appropriate date.

Approval of Minutes: Minutes of January 12, 2023. *Motion (D. Larkin/V. Fields) to accept as presented.* Ayes All. Motion carried.

Financial Report: Per C. Campo, no approval of financial report as those numbers are included in the budget, which is under review at tonight's meeting.

General Function

a. Annual Budget Proposal: Fee Schedule and Dues, Capital Equipment

Dues increase - to \$294.00 for primary lot approved by the board.

Income: Board recommends an 8% increase across the board for campground, GLB docks, etc. *MOTION to accept proposed fee schedule column as presented. (D. Fauvre/D. Larkin).* Discussion ensued. *AMENDMENT to the MOTION ON THE FLOOR: Decrease Seasonal rental with sewer to \$1650, increase dock fee to \$900 and mooring ball fee to \$700 (D. Fauvre/D. Larkin)* Discussion ensued. All Ayes. *Amendment passed.*

Original motion back on the floor. No further discussion. *Original MOTION to accept proposed schedule column with approved amendments.* Ayes all. Motion passed.

Cost of Sales: J. Kroll reviewed his projections for COS.

Expenses: J. Kroll discussed his proposal for expected expense, answering all Board questions.

Capital Outlay: Board discussed each item recommended for capital outlay, but approval pending until Board meets again to review updated budget proposal and wages and benefits for staff.

****The Board did not approve the budget due to time constraint so the Board will need to meet again to finalize.****

a. **QuickBooks:** The billing invoice is completed. New cards, email system and card scanner are all in place.

b. **Fitness Equipment:** Drew Matuszak gave a short presentation on the fitness room and what he believes needs to be updated and improved. He mentioned there is a temperature control issue as well that should be evaluated. There is a service company, Perfect Fit LLC

based in Traverse City that services Bay Athletic and Zen Fitness in Alpena. Drew recommended to start putting fans in the fitness room and consider a preventative maintenance contract. Drew made a suggestion of putting \$13,300 into the budget for updated equipment and maintenance plan and offered to continue working on this with others or by himself. Drew and Jacob will connect to discuss further plans, set up maintenance appointment and Rob will look at the duct work.

Standing Committee Report:

Campground: Nothing to report.

Clubhouse, Beach, & Pool: The pool committee of D. Larkin, V. Fields and M. Ulrich have split into 3 groups consisting of Design, Fundraising, and Pool Construction with said board member in charge of each group. A power point will be presented with a 5-year plan.

Social Activities: Fat Tuesday will be held on Tuesday, February 21st. Spitzer is now on Monday evenings at 6:30pm.

Natural Resources and Trails: There will be a trail clean-up on Friday, February 10th at 9am.

Architecture: Nothing to report.

Security: Nothing to report.

Executive Session: None

Board Members:

General Comments: None

Community Reports: None

Announcements: None

Future Agenda Items: None

Adjourn: *Motion to adjourn at 10:05pm (D. Larkin/D. Leary) Ayes All. Motion carried.*

Submitted by:

Kristie Lukes, Recorder