

Presque Isle Harbor Association
Board of Directors Meeting
June 8, 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 – V. Shulte, V. Fields, M. Ulrich, C. Campo, K. Taylor, R. Crook, D. Fauver

Staff: J. Kroll

Absent: D. Larkin, D. Cleary

Guest Speaker: Kristy Schulze

Audit Report: Schulze, Oswald, Miller & Edwards P.C.:

Kristy Schulze was in attendance to present the preliminary audit report to the Board. The Association received an unmodified or clean audit opinion for fiscal year ending March 31, 2023. The new database the made the process more streamlined and tremendously helpful.

Property Members Present: Bill McIntire, Phil Rabeau, Jenise Rabeau, Sarah Melching, Dave Campo, Scott J. Watterson, Virginia Watterson, Jennifer Mathis, and Brad Mathis

Property Members Comments:

*C. Campo addressed the room regarding all the negative comments on Facebook concerning the new shed at the Grand Lake Beach House.

An owner comment concerning the shed that in the owners' opinion the location of the shed is not aesthetically pleasing. The owner also asked for a list of unpaid lots.

An owner requested information regarding health insurance coverage and pension benefits for employees. Does PIHA support the fireworks and stated that members have the right to utilize social media.

An owner asked if the audit report would be posted for the members online, with C. Campo responding that it would be available at the Annual Meeting.

An owner sent a proposal request to the Board for a variance of the by-laws. C. Campo stated this would be discussed in correspondence as well.

The campground manager gave an update on the campground. Lee Wiley continues to help fix bikes at the campground. In Rule 6, item s it states, "all motorized vehicles may ride only to their site or to enter and depart." The campground manager intends to enforce this rule. There are signs with the speed limit posted.

Correspondence: C. Campo received an email from Lisa Santi requesting her husband, David, be put on the boat dock committee. Names will also be accepted at the Annual Meeting.

Bill McIntyre sent a proposal for a variance to the by-laws. The family owns 2 lots and both are on the deed so a variance is not needed. Bill will follow up with J. Kroll to resolve this.

M. Ulrich had a member contact him about clearing his lot but did not have a permit yet. J. Kroll reminded the Board, once the owner owns the lot, they have a right to clear their lot.

Approval of Minutes: *Motion to approve May 11, 2023, minutes (V. Fields/V. Schulte) as written. Ayes All. Motion carried.*

Financial Report: *Motion to approve Financial Report (D. Fauver/M. Ulrich) as presented. Discussion ensued. Ayes All. Motion carried.*

C. Campo requested a budget proposal for the amendments from J. Kroll.

General Function

- a. **Election Protocol:** J. Kroll explained the process of the election ballots. The Tuesday and Wednesday before the Annual Meeting the ballots will be scanned and if the members dues are paid, the member's name above the bar code will get blacked out, with the bar code still intact. C. Campo explained the actual counting of the ballots. The Election Committee consists of 2 judges and 5 ballot counters. Counting of the ballots begin once the Annual Membership meeting convenes. The Board decided to keep ballots for 3 years and members can challenge an election for 3 years.
- b. **3-5-10 Year Plan:** J. Kroll went through the plan and highlighted things that have been completed. Jacob mentioned this is an ever-evolving document.
- c. **Annual Meeting Agenda:** The agenda is in the By-laws. Robert Weir will speak to discuss when and why water might be on a boil advisory. M. Ulrich requested PIE&G to speak or have pamphlets to hand out concerning Fiber Internet.
- d. **Maintenance:** J. Kroll summarized the recent work done. Campground cabin is still in progress. Campground roads graded and brined, some campground sights cleared, several electrical pedestals repaired, horseshoe pits and play area were painted, the basketball hoop was installed, wi-fi repeater posts installed and new patio furniture in the pavilion. At the Grand Lake Beach house, the shed is still in progress, the raft was put in, relocated the attendant equipment to the shed, removed brush from the edges of the property, graded all sand areas, docks installed, graded the beach berm and the launch area was cleaned as well. At the Clubhouse, the pool pump and surge protector were installed, spa filter was replaced, and another was added, the entrance door was installed as well as the camera system is up and running, however the exterior cameras will wait until the exterior construction work is completed. Repair work to the brominator, air conditioning equipment serviced for this year, new phone system installed, and maintenance repairs done on the tractor, lawn mower and trucks. All the lawn maintenance completed at the Clubhouse and satellite facilities. MVP has a target date of June 18-22 (3rd week of June) to start work on the Clubhouse.

Standing Committee Report:

Campground: New patio furniture was placed at the campground Pavilion. Lee Wiley has fixed the bikes at the campground, and the floor in the Pavilion will be washed and painted later this summer.

Clubhouse, Beach, & Pool: A pool update will be given at the Annual Meeting .

Social Activities: The Penny Scramble is set for Saturday, July 1st at the Parade. *Motion to give \$100 to the social activities club for the Penny Scramble (M. Ulrich/D. Fauver) Ayes All. Motion carried.*

Blood Drive on Tuesday, June 27th at the Clubhouse from 10-2pm. There will be a potluck dinner and a Sock-Hop dance from 6:30-9:30pm on June 24.. Social square dancing and round dancing is Tuesdays from 5-9pm. The youth sailing at the Beach House the last week of July. There will be a variety show on August 26th at 7pm and looking for acts/talents. The PIHA Facebook page is up and running. It is strictly to post activities and information and no comments will be allowed.

Natural Resources and Trails: None

Architecture: 2 sets of prints have been received.

Rules: None

Executive Session: None

Closing Member Comments: An owner suggested, Road Commissioner, Dave Kowalski to speak at the Annual Meeting and feels ballots should be stored for 6 years and only 30 days to dispute an election.

An owner asked if the GLBH shed needs concrete. J. Kroll responded that there are different requirements needed based on the size of the building and there is no permit needed.

A member thanked the Board for allowing closing comments. The member asked if candidates would be allowed to have a representative oversee the ballot counting and Campo responded yes. Also expressed concerns about how the Board manages their meetings.

An owner suggested opening activities up to the community, charging them and then using the money for the next event. V. Fields will speak with owner to share ideas.

An owner suggested the DNR to speak at the Annual Meeting regarding current fire awareness.

A couple of property owners thanked the Board for their service and Jacob as well.

Fire signs have been ordered for the campground as well as a flag for the flagpole. The website has June and July's campground itinerary.

A member thanked owners for coming to the meeting and suggested, that as a member of the community, we should promote good things and hope the negativity goes away.

Board Members:

General Comments: Board member, D. Fauver stated he has been on the Board for a year and has only seen positive things happen.

Community Reports: *Motion for the Association to allow Crystal Point for firework blast off point (V. Schulte/M. Ulrich).* Discussion ensued. Ayes All. Motion carried.

Announcements: None

Future Agenda Items: None

Adjourn: *Motion to adjourn at 8:45pm (M. Ulrich/D. Fauver)* Ayes All. Motion carried.

Submitted by: Kristie Lukes, Recorder

