

Presque Isle Harbor Association
Board Meeting
September 14, 2023

Meeting was called to order at 7:00pm by 1st Vice President, Matt Ulrich.

The Pledge of Allegiance was recited.

Roll Call: Present – V. Fields, K. Taylor, D. Larkin, D. Cleary, D. Fauver, C. Campo, M. Ulrich, B. Mathis, R. Crook

Staff: J. Kroll

Absent:

Property Owners Present: Phil Rabeau, Jenise Rabeau, Lisa Larkin, Dan Clendening, Tammy Wiley, Don Wiley, Deborah Henley, Mike English, Jennifer Mathis, Noble Morris

Property Owner Comments:

- Question on Airbnb rentals or where owner could find more information.
- Request for a baby changing station in the women's locker room/modify for existing one and one in men's (if there isn't already.)

Correspondence: D. Cleary received a letter concerning a potential barndominium being built in the association. M. Ulrich received a few letters, one concerning the barn and the 2nd about preparing meals using the association kitchen and selling them. The other was about lot clearing.

Approval of Minutes: August minutes not presented and will be pushed back to next month per M. Ulrich.

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

General Functions

Confidentiality Policy: J. Kroll reiterated the importance of adopting this policy, which was approved at the August board meeting. J. Kroll will inquire if the attorney can attend the next meeting to discuss further the importance of a confidentiality policy and how it protects the association.

Hail Repairs: J. Kroll received itemized contracts per location, detailing exactly what will be done. He has requested 1st Vice President, M. Ulrich to sign those along with J. Kroll. There are issues with the sagging truss on the pool roof that J. Kroll is still working on.

Maintenance: J. Kroll went through several items recently completed by the maintenance department. Dry **wall insulation** is nearly complete on the new cabin, painting and priming be will next. Trees were cut down to ensure safety. Vegetation near the PIHA entrance sign was also removed. Multiple repairs were made to PIHA equipment.

Calendar Update (Budget Items): M. Ulrich reminded the board an approved budget must be completed by March 1st according to the PIHA bylaws. A request for funds from committees need to be submitted to J. Kroll by the end of November.

Collections Update: J. Kroll will be sending out a 3rd round of invoices to members this week. The difference in this 3rd round is a collection letter will be attached, via certified mail. J. Kroll will be in discussion with several collection companies this week to choose a company to move forward with the collection.

Debit Card Motion: J. Kroll stated the new maintenance manager needs access to a PIHA debit card. *Motion to approve that the PIHA Board of Directors approves the removal of Trevor **Elowsky** as a card holder on account number 33515 with the Alpena Alcona area credit union and agrees to add Christopher **Shook** as a debit card holder on account number 33515 with the Alpena Alcona area credit union, all other card holders remain. (D. Larkin/D. Cleary) All Ayes. Motion carried.*

Executive (Closed) Session: *Motion to move to an executive session (V.Fields/D. Larkin) All Ayes. Motion carried.*

Standing Committee Reports

Campground: None

Social Activities: 2 planned activities were cancelled due to lack of interest. The HOB0 dinner will be in Sept at the Campground. Participants will need to get a free ticket, guests will be charged \$5. Flu shots will be Oct 4th. The blood drive is being held Oct 17th. Thanksgiving dinner will also be planned in Nov, as well as Santa breakfast in Dec. The committee may host Santa letters on Dec 9th. Pumpkin carving will be held Oct 13th for the Pumpkin Stroll on the 14th. Trunk or treating will be held on Halloween night.

Clubhouse, Beach & Pool: 69 results were received from pool survey, an interactive questionnaire from Google automatically does the charting. For the remaining months, staff will try and keep track of pool usage during the day.

Architecture: D. Cleary mentioned barndominiums in correspondence.

Rules: R. Crook stated the committee met and investigated the definition of eligibility of members. The Committee is recommending the Board give the new card system a full fiscal year before making any changes to the system. The Committee has ideas but will bring those up at a later date. Regarding Board candidates, a recommendation has been made for only 1 family member to serve on the Board at a time. The Committee is also looking to add to the Employee handbook about social media etiquette, guidelines, and rules. A suggestion to add Board members was mentioned as well. J. Kroll also referenced the Policy book in regard to how meetings are ran, Rule 29 Conduct of Meetings, subsection 8 Audience Participation.

Natural Resources: Tom Cook has stepped down from the Natural resources committee. Brad will meet with volunteers. V. Fields will also work with Brad to connect with other organizations to set up moonlight walks.

Trails: None

Board Members

General Comments: Pumpkin stroll will be held Oct 14th any involvement is appreciated. Dec 9th will be Community Christmas. working on more ideas as well.

Community Reports: None

Property Owner Ending Comments:

- A member commented on a member house and questioned definition of a barn.
- Question on crossbow hunting, J. Kroll commented that there is no hunting on common property, on personal property there is no restrictions with a crossbow.
- Question on collections and if PIHA can put liens on properties, yes, they can but PIHA receives nothing if property is foreclosed.
- Question if a member can join any of the Committees.
- The campground manager mentioned a bus that is an eye sore, and it hasn't been discussed yet. The manager also mentioned his salary and stated if the Board can find someone to do it cheaper, he is glad to walk away from it. M. Ulrich stated he is doing a great job.

Announcements: None

Future Agenda Items: Barndominiums; look into restricted covenants.

Adjourn: *Motion to Adjourn at pm (/) Ayes All.* Motion carried.

Submitted by:

Kristie Lukes, Recorder