

**Presque Isle Harbor Association  
Board of Directors Meeting  
March 14, 2024**

The regular meeting of the Board of Directors of Presque Isle Harbor Association, held at the clubhouse, was called to order at 7:00 pm by President C. Campo. A quorum was present.

**Roll Call:** Present - C. Campo, D. Larkin, B. Mathis, C. Cleary, V. Fields, K. Taylor, D. Fauver, R. Crook, M. Ulrich (via zoom)

**Staff Present:** J. Kroll

**Property Owners' Comments:** Every property owner present was given the opportunity to give comment if they so desired.

**Correspondence:** J. Kroll presented a summary of remarks from some members who are upset about all the negative statements on social media against PIHA, its board and its staff.

**Approval of Minutes:** A motion was made by D. Fauver and seconded by D. Cleary to accept the minutes of the February 8, 2024 meeting as presented. Ayes all and the motion was approved. The approval of the August 10, 2023 meeting has been tabled until the April 11, 2024 meeting.

**Guest Speaker:** Steve Lang, the Presque Isle Township Zoning Administrator, gave a report on the mistaken zoning recently discovered on the zoning map regarding the PIHA common properties. As the zoning map is currently drawn, the entire development is uniformly zoned Single Family Residential (R2), with no exceptions made for common properties. In R2 zoning, no improvements, additions or building footprint changes can be made to any of the common properties or its facilities, such as cabins at the campground, new pool area at the clubhouse, etc. One solution is to have an overlay on the common properties with special zones such as Forest/Recreation. A committee will be formed to help Mr. Lang with this.

**Financial Report:** V. Fields gave a verbal report. D. Cleary made a motion, seconded by B. Mathis, to allow V. Fields and J. Kroll to move \$50,000 to another CD. Ayes all and motion was approved. D. Larkin made a motion, seconded by D. Fauver, to receive and file the report as presented. The motion was approved with eight ayes and one nay.

**Old Business**

**Hail Repairs and MVP:** J. Kroll gave a verbal report.

**Tabled Issues:**

**Rules:** Rule 3b - Definitions regarding "immediate family" D. Larkin made a motion, seconded by V. Fields stating "immediate family" means parents, grandparents, children, children's spouses and grandchildren. Ayes all and the motion was approved.

Rule 8 - Clubhouse Use V. Fields made a motion, seconded by D. Fauver, to have Rule 8 changed as follows: Section a - should read "Once their membership card is scanned, property owners must personally sign-in any guests. The maximum number of guests per Primary member is limited to 10 people. Property owners may not join together to avoid the 10 guest limit. Where a lot is held by a corporation, LLC, partnership, trust, or other entity whose respective shareholder(s), member, partner, trustee, or other person designated by the entity to be the Association

Primary member, that Primary member may also be issued a membership card. (These rules also apply to all other association facilities.)” Section b - The last sentence should read “No former member or member’s spouse shall be eligible to use the Association’s common properties as a guest or immediate family member of another so long as that person is not in good standing with the Association.” Section c - should read “Clubhouse staff may require photo ID and/or membership card to validate membership.” Section e - the first sentence should read “Children under 14 years of age must be signed in by the card holding member responsible for their actions.” Section f - should read “Anyone 14 years of age or older must be signed in by a parent.” Section h - should read “Disruptive behavior, littering, profanity, excessive alcohol consumption or other such acts will not be tolerated in the facility.” Section i - the second sentence should read “Use of any wheeled or cleated footwear is prohibited inside the Clubhouse.” Section j - should read “Organized groups, I.e. civic, fraternal, or otherwise, may not be entertained in the Clubhouse by the property owner without the approval of the Executive Director.” Section k - the first sentence should read “Small private family parties exceeding 10 guests need to be approved by the Executive Director who shall have the authority to implement restrictions on the usage.” Section r - the first sentence should read “Only basketballs, volleyballs, and pickleballs are permitted in the activities hall. Ayes all and the motion was approved.

Rule 22 - Ballot for Election to and Authority of the Board of Directors A motion was made by D. Larkin, and seconded by V. Fields, to have reinsert the wording that was previously in Rule 22 back into the rule as follows: “It may designate and list in alphabetical order by category, first the candidates nominated by the Nominating Committee followed by all members properly nominated.” Ayes all and the motion was approved. D. Larkin made a motion, seconded by V. Fields, to remove the words “and approved by” removed from the second to last sentence. D. Larkin made a motion, seconded by V. Fields, that the last two sentences should read “Any changes made will be discussed with the candidate(s) before publishing. The Executive Director will publish and mail the ballots at the direction of the Board of Directors.” 2 Nays, all others aye and the motion was approved.

Rule 31 - Financial Management V. Fields made a motion, seconded by D. Cleary, that the previously approved rule regarding non-board members contact with PIHA professional services should be placed in Rule 31, section l (small l). Ayes all and the motion was approved.

### **General Functions**

**Maintenance:** J. Kroll gave a verbal report.

### **Committee Reports**

**Clubhouse, Beach and Pool:** D. Larkin made a motion, seconded by D. Cleary, to rescind the original motion from August 10, 2023 for dock placement to be given back to the Clubhouse, Beach and Pool to work through the issue. Ayes all and the motion was approved. The roll top closures for the kitchen and will get other bids. They are looking at kayak docking and launchers. The new pool committee talked with M. Ulrich and there will be two more meetings before mid July to get more input. We hope to have something by the end of the summer.

**Natural Resources:** There are no dates set for a meeting but hoping to meet soon with the weather getting better. Wants to meet on April 21 at 9am at the Clubhouse for trail clean up.

**Social Activities:** The Easter egg hunt is March 30 at 10 am. The sign up sheet is on the board in the hall. There is a blood drive on March 26.

**Long Range Planning:** There has been correspondence received regarding this committee and there was a rebuttal from M. Ulrich.

**Architectural Control:** Approved at one house. There will be another meeting next week about someone wanting to add some things to the policy. It will be ready next month.

D. Cleary made a motion, seconded by R. Crook to go into Executive Session. Ayes all and the meeting went into Executive Session.

After leaving Executive Session, the following actions took place while in the Executive Session: B. Mathis was removed as board Secretary and D. Larkin was appointed as Secretary for the remainder of the term.

D. Fauver made a motion, seconded by D. Larkin, to leave Executive Session. Ayes all and the motion was approved.

D. Cleary made a motion, seconded by K. Taylor, to adjourn the meeting. Ayes all and the meeting was adjourned at 9:28 pm.

Respectfully submitted,  
Lisa Larkin, Recording Secretary  
David Larkin, Board Secretary