

**Presque Isle Harbor Association  
Board of Directors Meeting  
September 12, 2024**

A regular meeting of the Board of Directors of Presque Isle Harbor Association, held at the clubhouse, was called to order at 6:59 pm by President V. Fields. A quorum was present.

**Roll Call:** Present: V. Fields, M. Ulrich, R. Crook, C. Morrison, M. Grochola, D. Fauver, C. Campo, D. Wolf, D. Larkin

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

Steve Lang, Presque Isle Township Supervisor, was an invited guest to discuss the Kauffman Road refinishing project. Mr. Lang discussed the costs of the project and the steps needed to be completed to approve and finance the project. As of yet, there are not enough yes votes to move forward. A breakdown of lot owners affected was given. Mike Cermak and other owners would like to do the pricing by owner. If owners do not take action, roads in the association will go to gravel. The roads in the association were done in 2000 with a special assessment (65% of cost). None of the property taxes paid go to the roads. It was questioned if fog sealing (chip and seal) is the right way to do the road. Grand Lake Road, Highland Pines, County Road 638 and Rayburn are the only primary roads in the township. PIHA has the third most frontage on Kauffman. There is a total of eight hearings needed. Once 51% of the frontage has voted yes, there is an opposition hearing, then a hearing on how to pay for it. M. Grochola offered to pay for PIHA if the payment is by owner. A motion was made by M. Grochola and seconded by C. Campo to approve the Kauffman Blvd and Road repaving special assessment by owner. Discussion followed. A roll call vote was taken. D. Fauver - nay, all others - aye. The motion was approved.

**Correspondence:** Correspondence received was given to the board before the meeting to allow for reading. Discussion followed.

**Approval of Minutes:** There are no minutes to approve.

**Financial Report:** A verbal and written report was submitted by C. Campo. A motion was made by M. Grochola and seconded by D. Wolf to receive and file the financial report. Ayes all and the motion was passed.

A motion was made by D. Wolf and seconded by D. Larkin to accept C. Campo's resignation as Treasurer. Ayes all and the motion was approved.

A motion was made by D. Larkin and seconded by R. Crook to appoint C. Morrison as the new Treasurer. Ayes all and the motion was approved.

### **General Functions**

**Maintenance:** A written report was submitted. The pool heater part arrived and was installed and the burners will also have to be replaced. That should be completed tomorrow. A motion was made Monday. Grochola and seconded by D. Wolf for the purchase of the 44" self-powered towable brush cutter to maintain the PIHA trails. The cost would be \$2900 with tax. Discussion followed. A roll call vote was taken. Ayes all and motion was approved.

A motion was made by M. Grochola and seconded by D. Larkin for the purchase of a floor buffer to be used in the clubhouse. The cost would be \$650 via Amazon Prime. A roll call vote was taken. Ayes all and the motion was approved.

A motion was made by M. Grochola and seconded by D. Wolf requesting a 30 yard dumpster to clean out the junk at the Maintenance Buildings and grounds. The cost is \$850 for two weeks from Jewell's. A roll call vote was taken. Ayes all and motion was approved.

**Operations (Pauline):** M. Ulrich gave a verbal report.

### **Committee Reports**

**Rules:** C. Campo gave a verbal report. The committee will have a meeting on Monday. The first priority will be the nominating rules. Rule 8 still needs to be worked on.

**Clubhouse, Beach and Pool:** C. Campo gave a verbal report. The committee did a survey of the facilities of the things they saw that needed to be repaired and gave the list to maintenance.

**Social Activities:** A written report was submitted by D. Larkin.

**Natural Resources:** A written report was submitted by D. Wolf. He walked the Crystal Point trails and a couple are not on the map. Some trees are about ready to come down and they need to be taken down.

**Architectural Control:** A written report was submitted by D. Wolf. A motion was made by D. Wolf and seconded by M. Grochola that the Board of Directors of the Presque Isle Harbor Association authorize the Architectural Control Committee to no longer require consideration of the "SPECIFIC PROVISIONS" stated in the preamble to the Restrictive Covenants regarding location of septic systems, other than setbacks from lot boundaries, due to state law and regulations superseding these provisions. Discussion followed. Ayes all and the motion was approved.

**Campground:** R. Crook gave a verbal report. They are waiting on contractors for a few repairs at the campground. They are doing an audit of the storage lots. The central building will be shut down and a port-a-potty will be set up for the hunters. The hunters can use the showers at the clubhouse. The circuits will need to be checked before the hobo dinner. A request for an exhaust fan for the pavilion fireplace will be brought up next month.

**Long Term Planning:** A verbal report was given by M. Ulrich. The committee did not meet this month. They are scheduled to look at the beach houses next. Any maintenance found that is not long term planning gets sent to M. Grochola.

**Communications:** C. Campo gave a verbal report. V. Fields will. Meet with C. Campo to other things onto the website that are needed. There have been issues with the phone system. It is not just the clubhouse but other Frontier lines.

**Staffing/Search Committee:** A written report was submitted by M. Grochola from the search committee. There have been 14 applicants so far and they have been narrowed down to 4. Three are scheduled for interviews on Friday. R. Crook is working on the Campground Manager position. After the Executive Director is filled, P. Lang's position will be worked on.

**Finance:** C. Campo gave a verbal report. The budget for next fiscal year needs to be started on.

**Pool:** D. Larkin gave a verbal report. There is a meeting scheduled with Mark Straley with D. Larkin, Lisa Larkin and M. Ulrich. M. Straley is getting a land survey map to help with the placing of the new building. The old pool is on life support.

### **Board Members**

**General Comments:** The campers need to be told about the central building being shut down at the end of the season.

**Community Reports:** The hobo dinner is next Saturday. The first Wednesday of October, the 2nd, are flu and covid shots. The blood drive is October 15.

**Announcements:** There are no announcements.

A motion was made by D. Larkin and seconded by M. Grochola to go into Executive Session. Ayes all and the meeting went into Executive Session.

While in Executive Session, a motion was made by C. Campo and seconded by D. Larkin to contract with an HR consulting company to assist PIHA with the Employee Handbook rewrite and make sure we are in compliance with government regulations with limited spending of up to \$2500. Discussion followed. A roll call vote was taken. Ayes all and the motion was approved.

While in Executive Session, a motion was made by D. Larkin and seconded by D. Wolf to allow the interview committee to give to candidates generalized benefits and pay package per the PIHA Executive Director Salary and Benefits Budget proposal for new ED if asked. Ayes all and the motion was approved.

While in Executive Session, a motion was made by D. Fauver and seconded by C. Campo to leave Executive Session. Ayes all and the motion was approved.

MVP caulked a window. They turned off the AC unit on the end of the activities hall. Weinkauff came out on Wednesday. They recommended we fix the roof and HVAC and then go to appraisal. The adjuster said he is done. We need a letter to the insurance agent about the dissatisfaction we have with the adjuster.

The meeting was adjourned at 9:48 pm.

Respectfully submitted,

Lisa Larkin, Recording Secretary

Matt Ulrich, Secretary, Board of Directors