

Date: September 8, 2025

Meeting called to order at 6:00 p.m.

Roll Call: Paul Campbell-President, Holly Hayes-Vice President, Linda Ryznar-Secretary, Al Pool-Treasurer, Robert Elmore-Area 1 Representative, Kathy Warner-Area 2 Representative, Loretta Wischmeyer-Area 3 Representative, Sandy Heaven-Area 4 Representative, Cory Gingery-Area 5 Representative, Donna Kapplinger-Kapplinger Dr., Janice Cryderman-Welcoming Committee, Ralph Greenfield-Lake Weed Management.

Agenda: Motion by Robert Elmore, second by Loretta Wischmeyer to approve the agenda after adding Picnic/Beach Improvement updates. Motion carried.

Minutes: Motion by Holly Hayes, second by Cory Gingery to approve the meeting minutes of August 11, 2025. Motion carried.

Officers and Area Representatives Reports:

President Paul Campbell: Going to enforce the Robert's Rules of Order for the meetings.

Vice President Holly Hayes: Reported on project list on the Picnic/Beach Improvements, what items have been completed and what items still need to be finished. Will update the totals on the budget for the next meeting.

Secretary Linda Ryznar: None

Treasurer Allen Pool: None but eager to get started.

Former Treasurer Loretta Wischmeyer reported on Comparative Budget Status Report, checks written for the last month and the balance in the checking account. Motion by Cory Gingery, supported by Linda Ryznar to approve Treasurer Report. Motion carried.

Area 1 Robert Elmore: None

Area 2 Kathy Warner: A member from her area had a question on the HOA checking balance, thought there was a \$100,000.00 limit balance for non profit organization. There is no limit for non profit organization. Also there are items estimated in the budget that is in that balance.

Another member asked what is the procedure for the Welcoming Committee asking for donation. No procedures, would have to asked the Board and it would have to be approved.

Area 3 Loretta Wischmeyer: None

Area 4 Sandy Heaven: None

Area 5 Cory Gingery: None

Kapplinger Dr Donna Kapplinger: None

Welcoming Committee Janis Cryderman: None

Lake Weed Management Ralph Greenfield: Northeast and Northside of the lake was sprayed on August 18, 2025. Lake looks good. Water quality survey will take place on September 8, 2025. Any concerns text me.

Unfinished Business:

Appointments: Motion by Holly Hayes, second by Cory Gingery to appoint Allen Pool for Treasurer and Loretta Wischmeyer for Area 3 Representative. Motion carried.

Laptop: Secretary and Treasurer will use their own. Secretary will look into getting Microsoft 365.

HOA Covenant Final Draft: Once the Covenant and cover letter is approved by the Board the attorney will send Covenant and cover letter with watermark over. 51% is needed to approve the changes in the Covenant. 60% will need to be recorded with the County. What about the lots that the DNR/Association/County who votes them. Motion by Loretta Wischmeyer, second by Cory Gingery to accept the changes in the Covenant and the cover letter as written. Motion carried.

Silt Trap: Holly Hayes reported on meeting with Dr. Lang, so he can approve the area where the silt sediment will be deposit. 400 yards will be cleared out of the silt trap, 200 yards will be used for the berm, the other 200 will be spread out to dry. Robert Frisby cleared out the area by the silt trap. Sending Dr. Lang pictures of what was cleared out. Getting quotes from companies to clean out the silt trap.

Website: Paul Campbell stated we have control of the website. It has been update with the Constitution, Bylaws, minutes, rules of the lake, speed time of the lake - DNR posted speed time is 11:30 a.m. to 7:30 p.m. but State states 10:00 a.m. to 6:30 p.m. and Clare County agrees with State since 1975.

Changes Language: Paul Campbell reported requesting name change with LARA but waiting for response.

HOA Directories: Loretta Wischmeyer send information to the printer for the directories but having some issues. Will continue to work on the issues.

HOA Signs: Holly Hayes getting images from various companies for new signs. Motion by Holly Hayes, second by Sandy Heaven to table the new signs. Motion carried.

New Business:

Amy Maxhimer send a letter to the HOA Board requesting information. Board made motion through emails to have Sandy Heaven send the letter to the attorney to response to. Airbnb are in violation of the Covenant.

Drafting letter to lot owner about encroachments to HOA properties and adverse possession and notification. Sandy Heaven is going to question the attorney about a sending a letter to the property owner. Motion by Holly Hayes, second by Loretta Wischmeyer to send letter on adverse and notification to the property owner. Motion carried.

HOA Covenant Committee will be Holly Hayes, Linda Ryznar, Kathy Warner and Sandy Heaven. Sandy Heaven will get price for copying the Covenant, cover letter, envelopes, and election ballot up to \$250.00. Holly Hayes will purchase the stamps.

Audience:

Candy Caitlin question about the issues of the printing of the directories, what could be done. She also asked if future meeting could possible be zoom meeting since not everyone lives at the lake full time or can the date of the meeting be changed. Holly Hayes responded that a zoom meeting someone has to type every word and would need equipment which would be costly. Paul Campbell responded the the meeting is set in the Bylaws, which cannot change unless it is done at the annual meeting in July.

Janet Campbell stated vendors pay for advertisement so the directories are free to print. Is the printer delayed in sending out invoices?

Lenna Tapani said her lot which is on Peninsula Dr was exclude in the Association. Would like to be part of the Association. Sandy Heaven is going to ask the attorney how to annex her. The architect of the lake granted in the sale of property to be exempt from the HOA.

Patrice Whiteside question about the Loon posting sign. Responded there is a Loon sign at the boat launch.

Joe Reiss ask how can you become a vendor for the directories. Loretta Wischmeyer will send information.

Terry Ososkie ask why the changes in the Covenant. Board members gave information for the changes in the Covenant and members also gave information. Covenant was outdated, some Articles need to to be updated to current wording. Asked for explanation on Article 1. Included with new Covenant some kind a letter in plain language, a companion letter.

Ralph Greenfield asked any changes pertaining to signs. No change.

Motion by Holly Hayes, second by Linda Ryznar to adjourn the meeting at 8:00 p.m.