

Petite Lake Highwoods Association Annual Meeting

September 21, 2024

1. Meeting called to order: 9:20am
2. Officers Present: All Present: Bob Leavitt, Shannon Turk, Amanda Wood, Lauren Hart, Sam Terranova, Joe Kozlowski, Dakota Schneider
3. Officers Absent: None
4. Introduction of new members
 - a. Mike and Anna Campbell
5. Present and Adopt Agenda
6. Read and Approve Minutes from 10/7/2023 Annual Meeting:
 - a. Joe Prindle motioned to accept the agenda, Joe Kozlowski seconded.
7. Election of Officers - Bill Brooks oversaw the election
 - a. President: Lauren HArt nominates Joe Prindle, Joe accepts, Bob Leavitt seconded, all ayes
 - b. Vice President: Bob Leavitt nominates Shannon, Shannon accepts, Randy Reuter seconded
 - c. Treasurer: Joe Prindle nominates Bob Leavitt, Bob accepts, Shannon Turk seconded - all ayes
 - d. Secretary - Amanda Wood nominates Lauren Hart, Lauren accepts, Justin Hart seconded - all ayes.
 - e. Beach Commissioner- Sue Pyne nominates Sam Terranova, Sam accepts, Shannon Turk seconded - all ayes
 - f. Park Commissioner - Shannon nominates Joe Koslowski, Joe accepts, Sue Payne seconded - all ayes
 - g. Road Commissioner - Joe Prindle nominates Dakota Schneider, Dakota accepts, Jessica Klinecicz seconded - all ayes
8. Public Comments:
 - a. Justin Hart thanked the board for volunteering and appreciates the work they do for the neighborhood.
 - b. Shannon Turk mentioned there have been a couple vehicles that are parking at the main park and that they do not seem to be residents in the neighborhood -
 - i. Discussed having neighbors keeping an eye out for unknown people at the park
 - ii. Discussed there being "No Parking" at the bottom of the boat ramp with the exception of the handicap parking spot.
9. President's Report:

- a. Bob Leavitt thanked the board for their hard work and discussed the concrete project at the main park. There were additional, unexpected expenses that came up during the project.
 - b. Discussed the on-line voting that was utilized to approve the concrete work and the success of using it.
 - i. Sue Pyne asked how many people voted - Bob told her it was about 25% of the neighborhood.
 - ii. He explained that he is hoping that this is a way we can make changes to the existing by-laws in the future.
 - c. Mentioned the new basketball hoop at the main park.
10. Other Reports
- a. Sam Terranova
 - i. Sam mentioned how concrete project on the boat ramp and the main park increased the neighborhood value
 - ii. Weed abatement - There were two applications done this year. After the first application was done, a different weed popped up and the second application got rid of it.
 - 1. Shannon thanked Sam for the lights he put on the piers
 - b. Joe Koslowski
 - i. Thanked the Campbells for their patience while the concrete work was being done so close to their property.
 - ii. Discussed issues that came up during the concrete process
 - 1. Existing sand under the old concrete had to be removed and replaced.
 - 2. Increased the size of the concrete that needed to be done due to the previous work not being done correctly - 2 driveways ended up needing to be replaced
 - 3. There was a neighbor that called Lake County regarding work being done without a permit
 - a. We were told originally that no permit was needed, but it would be best to obtain one to avoid any future issues with the project.
 - b. Waited 3 weeks for the permit before the work could be completed
 - 4. Rock was placed alongside of the boat ramp to serve as a drain
 - iii. There are currently boat piers that need to be replaced and he is concerned with pier renters damaging the piers.
 - 1. Suggestion was made to update bylaws to be able to evict pier renters if they cause damage

- iv. North Pier
 - 1. Shoreline construction removed two pier post when they were here doing the concrete work.
- v. Bob Leavitt explained that the extra work that was done on the boat ramp was needed to be done due to us already being committed to the project.
 - 1. Randy Reuter said that this time it was done correctly!

11. Treasurer's Report

- a. Checking Balance: \$22,846.47
- b. Savings Balance: \$20, 571.10
- c. First American Account: \$9500.00
- d. Reviewed Budget:
 - i. 11 households currently have unpaid dues
 - ii. Liens will be placed on past-due residences
 - iii. Amy Hagenow, Joe Prindle and Matt Langelier reviewed the books for Amanda
 - iv. Amanda would like to propose moving \$1000.00 from the welcoming committee budget to the lawn budget, due to an increase in cost
 - 1. Sue PAYne asked what was included in the lawn maintenance budget
 - 2. Sam Terravona explained all the areas of the neighborhood the lawn company services
 - a. Sam agrees to move the funds, Sue Payne agrees
 - v. Weed abatement - funds will be allocated to have the weed abatement done again
 - 1. Jeremey Olson asked when the last time our channel was dredged
 - a. Joe Kozlowski explained that we are on the list to have our channel done, but we are pretty low on the list.

12. Bob Leavitt motioned to accept the proposed budget - Randy Reuter accepts, Bill Brooks seconded- all ayes

13. Old Business

- a. Concrete work for the ramp and basketball court has been completed
- b. New Beach lights have been installed
- c. New basketball hoop/pole/net and backboard has been completed
- d. Continue to work on updating and approving bylaws
 - i. Randy R. asked about the by-laws and asked if we have a attorney to run discuss the changes with

1. Bob explained that the board has looked into it, but we've not been successful in finding someone to do it.
 2. Discussed Checking with Dan Ventura and seeing if he can help with it.
- e. Checking out and becoming a member on the neighborhood Facebook page
 - f. Maintain the social committee - Joe Prindle has done an excellent job with this! - Thank you, Joe!
 - i. Hoping to do 3 events a year. Sam said he will help with the events, too.
 - g. Maintain Welcome Committee - Sam T. puts together the welcome baskets and the Treasurer is aware of new home owners by closing documents.
14. Adjourn: Motion to adjourn the meeting, all ayes, meeting adjourned at 10:40am

Notes submitted by Lauren Hart, secretary