

Petite Lake Highwoods Association Annual Meeting

September 20, 2025

1. Meeting called to order: 9:16am
2. Officers Present: All Present: Joe Prindle, Bob Leavitt, Lauren Hart, Sam Terranova, Dakota Schneider
3. Officers Absent: None
4. Introduction of new members
 - a. Brain J (Red house on the Channel)
5. Present and Adopt Agenda- all ayes
6. Read and Approve Minutes from 09/21/2024 Annual Meeting:
 - a. Randy Reuter motioned to approve, Bill Brooks seconded - all ayes
7. Election of Officers - Bill Brooks oversaw the election
 - a. President: Bob Leavitt nominates Joe Prindle, Joe accepts, Bill Brooks seconded, all ayes
 - b. Vice President: Open position -Andrea H. nominates Ryan Ward, Ryan accepts, Jessica Klinecwitz seconded - all ayes
 - c. Treasurer: Lauren Hart nominates Bob Leavitt, Bob accepts, Joe Prindle seconded - all ayes
 - d. Secretary - Bob Leavitt nominates Lauren Hart, Lauren accepts, Randy Reuter seconded - all ayes.
 - e. Beach Commissioner- Sam Terranova nominates Jereme Olson (not present), Randy Reuter seconded.
 - i. Dawn Langiler asked Andrea H. if she would be interested, Andrea accepts, Denise Carlson seconded
 - ii. Andrea Herron nominated through neighborhood vote.
 - f. Park Commissioner - Lauren Hart nominates Sam Terranova, Sam accepts, Joe Prindle seconded - all ayes
 - g. Road Commissioner - Lauren Hart nominates Dakota Schneider, Dakota accepts, Bob Leavitt seconded - all ayes
8. Public Comments:
 - a. Neighbor had a question regarding Lance Carr's property - regarding excessive signage and security lights being so bright- The board said that they will call the building zoning board to come out and inspect.
 - b. Discussed updating by-laws to match Lake County ordinances
 - c. Discussed Updating by-laws this year
 - i. Dawn and Matt Langiler made a motion to develop a sub-committee to update them
 1. Denise Carlson, Nina Whittiker and Doug Study volunteered to work on the by-laws sub-committee

- d. Denise Carlson asked why there was a sand pile on the beach - Sam explained the kids seem to enjoy climbing on it - however if anyone would like to level it they can!

9. President's Report:

- a. Joe would like to focus on more social events for the neighborhood - he asked that if anyone has any ideas for neighborhood events to please reach out to him.
 - i. This past year we had a summer party, Easter Egg scramble, Movie night and the Catfish Classic
- b. Joe also extended a "Thank you" to Sam for all the time he takes out of his schedule to help the neighborhood.
- c. Reminded everyone that this Friday he will be hosting a Movie in the Park.

10. Other Reports

- a. Sam Terranova
 - i. The channel had a second weed abatement this season (it was already allocated in the budget)
 - ii. There are new benches for the park so we don't have to worry about having them stained, and it is his plan to have the other wood tables/benches eventually replaced.
- b. Dakota Schneider
 - i. Antioch Township is going to be updating their road section in the neighborhood

11. Treasurer's Report - Bob Leavitt

- a. Chase Checking Balance: \$23,947.00
- b. Chase Savings Balance: \$572.00
- c. First American Account: \$31,926.00
- d. Louie Arne asked if we ever thought of utilizing a credit union - Bob L. explained the hassle of opening a new account, however it is something we could look into. Bob mentioned the convenience of Chase and First American.
- e. Books were reviewed by: Jeremiah Lioerdo, Amy Hagedom, and Bill Brooks.
- f. Reviewed Budget
- g. Discussed past due households
 - i. Made note to update by-laws for payment methods
- h. Association had some money come in from documentation fees for new households
 - i. Randy Reuter asked about placing Leins
 - 1. Explained that they are not easy to have placed

2. Discussed updated by-laws to include that if anyone owes back dues, they will be charged a fee on top of the past due amount when they sell.
 - ii. The association has been getting paid at closing on any past due amounts.
 - i. Made motion to accept annual budget the same or shift any numbers
 - i. Joe Prindle made motion to accept budget as is - Lou Arne motioned to accept, Randy Reuter seconded.
12. Social Comm
13. Old Business
 - a. Continue to work on updating and approving bylaws
 - b. Checking out and becoming a member on the neighborhood Facebook page
 - c. Maintain the social committee - Joe Prindle has done an excellent job with this!
 - i. Joe mentioned if anyone has ideas, or would like to volunteer to please reach out!
 - d. Maintain Welcome Committee - Sam T. puts together the welcome baskets and the Treasurer is aware of new home owners by closing documents. - Joe thanked Sam for upholding the welcoming committee
14. Adjourn: Matt Langiler motioned to adjourn, all ayes - Meeting adjourned @ 10:04 am

Notes submitted by Lauren Hart, secretary