

# Christmas Lake Homeowner's Association Board

## Meeting Minutes

February 9, 2021

Directors present:

Paul Cossette	Steve Midthun	Mary Shaw
Gregg Elliott	Roger Norberg	Joe Shneider
Todd Erickson	Aaron Peterson	Ed Szalapski
Harley Feldman	Doug Punke	

Directors absent:

None

Guests present:

Susan Link	Karen Caswell	Mary Jordan
Sherry Maxwell	Jean Thomson	Sally Duran
Tom Nelson (MNCOLA)	Jim Kutzner (MN COLA)	

- The video meeting was called to order by President Todd Erickson at 7:04 pm CT. Todd Erickson acknowledged that the Board was meeting electronically as allowed under Article V, Section 8 of our bylaws. Todd also noted that CLHA residents were invited to attend this meeting as guests to increase transparency and hopefully gain awareness of the matters handled by the Board for the benefit of the lake and the lake community.
- Gregg Elliott moved to approve the draft minutes from the regular Board meeting on April 17, 2020. Paul Cossette seconded the motion. **Passed Unanimously with abstention of Ed Szalapski**
- Harley Feldman moved to approve the draft minutes from the April 28, 2020 Action Without Meeting. Joe Shneider seconded the motion. **Passed Unanimously with abstention of Ed Szalapski**
- Ed Szalapski moved to approve the draft minutes from the regular Board meeting on November 11, 2020. Harley Feldman seconded the motion. **Passed Unanimously**
- Reports from Standing Committees of the Board:
  - Budget Committee (Harley Feldman reporting)
    - Harley reviewed the previously circulated details of 2020 budget variances from 2019.
    - The planned beaver trapping expense was discussed in light of 2020 actual expenses for this first-time effort. Wrapping of trees is one approach we can consider to protect homeowner trees without the expense of trapping. Ed Szalapski agreed to take responsibility for addressing the beaver damage and tree protection issue on behalf of the Board.

Approved 3/8/2021

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- The 2021 and 2022 pro-forma financials were reviewed. Without additional reductions to the cost of the inspection and decontamination program, the gap left from the Minnehaha Creek Watershed District will require either additional dues collections or other sources of income. The likelihood of the latter is limited, and discussions commenced on potential increases in dues or a concerted push to get residents who do not pay CLHA dues to pay. Rather than increasing dues further, the latter effort is where the Board agreed to concentrate. Board members agreed to taking individual action to speak with neighbors who do not pay dues. Talking points of the benefits of membership in the CLHA will be prepared along with responses to expected arguments so that our message is consistent. Gregg Elliott offered to contact Tom Hayes for help developing this document. Harley, Joe, Paul, Gregg and Roger agreed to help on the document as well.
- While not specifically voted on, the Board expressed an intent to hold dues at the \$550 level for 2021.
- AIS Committee (Joe Shneider reporting)
  - Joe Shneider and Todd Erickson made a brief presentation to the City of Shorewood City Council on February 8, 2021. They highlighted major steps the CLHA has undertaken to protect the lake from additional AIS, the specific risks to Christmas lake posed by 3 new AIS, and some thoughts for the sustainability of the program without the MCWD financial support that we have been receiving for many years.
  - Joe Shneider previously circulated those slides along with key findings from the Blue Water Science in-lake survey done in September 2020.
- MN COLA Grassroots Action Agenda
  - Jim Kutzner and Tom Nelson of MN COLA facilitated a discussion to get CLHA Board reaction to the MN COLA Grassroot Action Agenda (GRAA). Materials had been sent out in advance to Board members. The GRAA was developed in 2019 and an update will be made in 2021. Our participation was appreciated by the representatives of MN COLA.
  - A report of our comments will be returned to us by MN COLA for our confirmation
- 2021 Annual Meeting
  - Due to COVID and a desire to have an in-person meeting, our CLHA Annual Meeting was not held in 2020. The plan for 2021 is to have a virtual meeting in May.
  - Potential topics include: results of the Board election, budget, nuisance animal control, update from U of MN's AIS Research Center, info on loons, and potentially an update on the U of MN's wake research project.
  - Ed Szalapski and Gregg Elliott took responsibility for finding a loon expert.
  - Todd Erickson noted that Kerri Hawk is intending to run the Board election again this year.

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- Todd Erickson would like to survey the homeowners on their interests and concerns for the lake in time to announce at the Annual Meeting. Tom Hayes had previously offered to drive a survey and Todd Erickson will contact him.
- Potential Amendments to CLHA Bylaws
  - As a follow-up to our previous Board discussion, Todd Erickson outlined key changes to the bylaws, notably the changes to member classifications, dues, and voting rights. A number of concerns were raised regarding potential corporate memberships and access rights without lake property ownership.
  - Todd Erickson will schedule a special meeting of the Board to try to come to conclusion and move a set of Board approved bylaw amendments to the members for approval at the annual meeting.
- Snowmobile and trail groomer
  - Steve Midthun reported that his snowmobile and the CLHA groomer are on their last legs and will need to be retired. Roger Norberg, Sean Elliott, and others have snowmobiles, so the tow vehicle issue can be resolved. The groomer will need to be replaced for the next winter season. Steve will report back to the Board with options.
- Joe Shneider moved to adjourn the meeting. Mary Shaw, Ed Szalapski, Doug Punke, and Gregg Elliott seconded the motion. **Passed Unanimously**
- The meeting was adjourned at 9:24 pm CT.

Respectfully submitted by:  
Joe Shneider, Secretary