

# Christmas Lake Homeowner's Association Board

## Meeting Minutes

Meeting date: September 26, 2021

Directors present:

Paul Cossette	Harley Feldman	Doug Punke
Gregg Elliott	Anne Gavin	Mary Shaw
Todd Erickson	Aaron Peterson	Joe Shneider

Directors absent:

Roger Norberg	Ed Szalapski
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- A quorum of Directors was achieved.
- The video call meeting was called to order by President Todd Erickson at 7:03 pm. Todd Erickson acknowledged that the Board was meeting electronically as allowed under Article V, Section 8 of our bylaws.
- This meeting was a continuation of the agenda from the September 19, 2021 meeting
- Updates on projects with neighboring cities
  - Shorewood – Todd Erickson provided an update on the city's efforts to avoid safety issues from overcrowding of the lake. Todd Erickson and Joe Shneider recently met with city staff at the landing to review sites for relocating the decon unit. The preferred solution is the center island just north of where the unit has been sitting. A variance will be needed for the construction and that will be the city's next step. Following approval of the variance, the ordinance will be taken to the City Council for review and approval.
  - Chanhasen – Todd Erickson provided an update. The Curry Farms Creek remains the largest point source of pollution into the lake. Given the meandering of the creek and the inflexibility of surrounding neighbors, the easement holders cannot access the lake. The CLHA has been and continues to be prepared to provide funds to help in this effort. The easement holders continue their push with the city to get the creek improved leading the way to resolving their access issue.
- Potential partnership with Moorhouse Watersports in New Germany – there is no new information since the September 19, 2021 Board meeting.
- Mission statement for the CLHA
  - Todd Erickson noted that we have no statement of who we are and what we do, but that we have been operating well in that model. Todd Erickson canvassed the Directors at the meeting to see if they support development of a mission statement. Director sentiments included support for the idea, keeping the mission statement short and sweet, focusing the mission statement on preservation and safety, and making sure the mission statement is broad.

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- A committee to develop a mission statement will be led by Gregg Elliott, with support of Anne Gavin, Todd Erickson, and members of the lake.
- Todd Erickson will announce this committee to the CLHA along with a request for participation.
- Developing a social media presence for CLHA
  - Todd Erickson noted that based on the recent survey, the members supported an intention to share the experiences on the lake. "Connection" with the members is the objective, but Todd Erickson noted that moderation would be necessary.
  - Director sentiments were that it is a good idea, but that we should not spend a lot of money to achieve this intent. It was also noted that champions are needed to manage and moderate the content. There is also worry that this can become a huge time commitment.
  - Actions – Todd Erickson will announce it in an email to the members. Harley Feldman will look at technical options.
- Question on holding additional "open" Board meetings
  - Todd Erickson raised the question and offered an approach of doing this once or twice a year.
  - Directors were in general agreement on this approach.
  - The winter meeting is targeted to be an open Board meeting.
- Capital campaign update
  - Mary Shaw recommended that the planned Endowment campaign be delayed a year so that a capital campaign could be run. Directors agreed with this approach.
  - Paul Cosette recommended that we have a disciplined approach to the capital campaign with a specific dollar amount defined.
- Boat ramp condition
  - Harley Feldman and Todd Erickson updated the Board as to communications with the city. Either the city or the CLHA could supply rocks to the landing to improve the condition, but DNR approval must be obtained.
  - The type of rock to use and how to do it was discussed.
  - Action – Todd Erickson will follow up with the city.
- Gregg Elliott moved to adjourn the meeting. Harley Feldman and many others seconded the motion. **Passed Unanimously**

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## **Meeting Minutes**

- The meeting was adjourned at approximately 8 pm.

Respectfully submitted by:  
Joe Shneider, Secretary

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