

Christmas Lake Homeowner's Association

Board Meeting Minutes

Meeting date: February 5, 2022

Directors present:

Paul Cossette	Roger Norberg	Mary Shaw
Todd Erickson	Aaron Peterson	Joe Shneider
Harley Feldman	Doug Punke	Ed Szalapski
Anne Gavin		

Directors absent:

Gregg Elliott

Guests present:

Judy Erickson	Bill Hitler	Sherry Maxwell
Dan Fields	Donna Jordan	Ann Sundberg
Kerri Hawk	Mary Lindholm	Bob Wallace
Todd Heldt	Susan Link	

- A quorum of Directors was achieved.
- The video meeting was called to order by President Todd Erickson at 5:06 pm CT. Roger Norberg joined the call late. Todd Erickson welcomed guests to this open meeting of the Board. Todd also acknowledged that the Board was meeting electronically as allowed under Article V, Section 8 of our bylaws.
- Directors affirmed they have no conflicts of interest with the following exceptions: none.
- Mary Shaw moved to approve the draft minutes from September 19, 2021, and September 26, 2021. Ed Szalapski seconded the motion. **Passed Unanimously**
- There was a request from homeowner Dena Wetzel to record the meeting for later viewing, and as the association has no policy for this kind of action, a Board level discussion ensued to determine our actions. The board agreed to have meetings recorded only when requests have been received, access will be provided to the CLHA member who requested access, and that these recordings will be deleted after 30 days. It was noted that recorded videos do not represent official records for the CLHA. It was also noted that a policy for recording meetings should be developed.
- Wildlife Management
 - As background, Harley Feldman noted that \$2,700 was spent in 2021 for the management of geese and \$1,700 was spent in 2021 for the management of beavers. In 2020 the Board agreed to fund up to \$2,000 annually for beaver trapping.
 - Ed Szalapski reported that the beaver trapping started late in 2021 but will start on time this spring in 2022. Ed noted that the beaver management expense will be significantly

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more than the authorized CLHA funding, but it was also noted that several directly affected homeowners are expected to contribute financially to this effort. Ed agreed to handle requests for contributions.

- Joe Shneider moved to increase our 2022 beaver trapping expense authorization for the CLHA to an amount not to exceed \$3,000, with efforts undertaken to mitigate the CLHA expense to \$2,000 through contributions. Harley Feldman seconded the motion. **Passed Unanimously**
- Todd Erickson moved to increase our annual goose roundup expense authorization for the CLHA to an amount not to exceed \$3,000. Ed Szalapski seconded the motion. **Passed Unanimously**
- Budget Committee (Harley Feldman reporting)
 - Approximately 76% of homeowners paid the CHA dues in 2021, and that approximately \$10,000 was collected in unsolicited gifts to the organization.
 - The new cross-county ski groomer was purchased as authorized previously by the Board.
 - Projections for 2022 suggest that our cash balance at the end of the year will be about the same as it was at the start of 2022 even though we have lost all Minnehaha Creek Watershed District funding for our AIS program.
 - Our AIS program is our largest expense by far, and suggestions were made regarding ways to address the funding gap in our financials for 2023 and beyond:
 1. Looking for more cost reduction opportunities in our AIS inspection program
 2. Requesting a larger grant amount from Hennepin County for 2023 as we are in the last year of our three-year grant program of \$10,000 per year.
 3. Requesting a larger annual grant from the City of Shorewood.
 - The Memorial Day Fun Run proceeds were discussed. Our regular approach has the Homeowner's Association fund all the event expenses with all contributions being donated. We agreed that in 2022 and beyond, we will donate the net proceeds of the event. That will free up about \$1,000 annually.
 - By the end of our financials discussion, we agreed on the following approach:
 1. Increase annual dues to \$600 per homeowner
 2. Run a funding drive to cover operating expenses above and beyond dues. This drive must include a good message about why we need the money and how we spend it.

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3. Investigating outside sources of funding, specifically the formation of a state-sanctioned Lake Improvement District (LID)
 - Todd Erickson moved to set 2022 dues at \$600. Ed Szalapski seconded the motion. **Passed Unanimously**
 - The funding drive sub-committee will include Paul Cossette, Harley Feldman, and Todd Erickson
 - The LID sub-committee will include Joe Shneider, Ed Szalapski, and Todd Erickson.
- Bylaw Revisions (Todd Erickson reporting)
 - Joe Shneider moved to approve the verbiage offered by Todd Erickson in his February 4, 2021, email to the Board. This language approves the proposed bylaws changes for subsequent consideration by the Membership. This verbiage is copied below:

Having considered and discussed various proposed amendments to the Bylaws of the Christmas Lake Homeowners Association at several meetings, on May 28, 2021, the Board of Directors agreed and resolved to amend the Bylaws of the Association and to present them to the Members of the Association for their approval. Subsequently the Board received several comments on the proposed amendments from Members, and after discussion and consideration of the comments, agreed to make several changes to the proposed amendments, all of which have recently been disclosed and explained to the Members. According, the Board of Directors **AGREES AND RESOLVES** to:

1. **Amend** the Bylaws of the Christmas Lake Homeowners Association as shown in the attached version of the Bylaws which shows both the current wording, and, as highlighted, the revisions, together with any subsequent minor, non-substantive changes necessary to correct spelling, grammar, or references to page numbers. For sake of clarity, a clean version of the revised Bylaws is also attached.
2. **Present** the revised Bylaws (together with any subsequent minor, non-substantive changes necessary to correct spelling, grammar, or references to page numbers) to the Members of the Christmas Lake Homeowners Association for their approval as required by Article XI of the Bylaws, which states that any amendments to the Bylaws must be approved by the Members before the amendments become effective.

Harley Feldman seconded the motion. Discussion of the motion followed.

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- Susan Link raised a concern that came up from the proposed bylaw changes regarding the definition of an "Owner Member" specifically around homeowners whose home and dock property are separated.
- Mary Shaw was concerned that a two-way conversation was not undertaken about the Resthaven concerns.

The motion was **approved unanimously.**

- Todd Erickson opened the meeting up to questions or comments by the guests. No additional comments or questions were made.
- Todd Erickson mentioned that a second meeting will be required to complete the agenda. He mentioned that no comments were received from Board members on the circulated CLHA mission statements. Todd also mentioned that more information on last year's membership survey will be going out to the members.
- Mary Shaw moved to adjourn the meeting. Harley Feldman seconded the motion. **Passed Unanimously**
- The meeting was adjourned at 6:53 CT.

Respectfully submitted by:
Joe Shneider, Secretary