

Christmas Lake Homeowner's Association

Board Meeting Minutes

Meeting date: February 17, 2022

Directors present:

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

Directors absent:

Anne Gavin	Mary Shaw
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Guests present:

David Anderson	Sherry Maxwell
Steve Beddor	Tim Rainey
Sally Joyce Duran	
Susan Link	

- A quorum of Directors was achieved.
- The video meeting was called to order by President Todd Erickson at 7:04 pm CT. 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. Todd noted that the video of this meeting was being recorded, can be seen upon request, and will be destroyed after 30 days.
- Directors affirmed they have no conflicts of interest with the following exceptions: none.
- Bylaw Revisions (Todd Erickson reporting)
 - This was a continuation of the agenda item from the February 5, 2022, meeting.
 - Todd sent out an email to the Board on February 16, 2022, with proposed language to clarify the Owner Member criteria specifically for homeowners owning lake property when their homes are not on the lake. Article II, Section 1 as revised per Todd's email is shown below.

Section 1. Members. The Members of the Association are:

- (a) all households which have an interest in being a member of the Association and which either:
 - (1) own a home or real property on Christmas Lake (each an "Owner Member"), or

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(2) have a legal right to access Christmas Lake by a recorded easement which runs with the title to their owned property (each an "Associate Member"), or

(b) any other individuals or households which (i) have an interest in or affinity for Christmas Lake or its surrounding community, (ii) generally support the goals and efforts of the Association, (iii) are not a commercial entity, and (iv) are approved for membership by the Board of Directors (each a "Friend of the Lake Member"), and which, in each case, pay annual dues in the amount determined by the Board of Directors from time to time.

A household owns a home or real property on Christmas Lake if one or more individuals in the household hold a fee simple or life estate interest in the real property. The ownership interest may be held directly, or indirectly such as through a trust or corporation which the individual(s) have the ability to control.

"Member," when used in these Bylaws, includes all Owner Members, Associate Members, and Friend of the Lake Members. The public landing is not considered an easement for the purposes of these Bylaws.

- Ed Szalapski moved to adopt the above language in the amendments to the bylaws which will move forward to the CLHA members for approval. Seconded by Harley Feldman. Discussion clarified who can be an Owner Member and their voting rights.

Passed Unanimously

- Standing Committee reports
 - Wildlife Management Committee
 - Ed Szalapski reported that the trapper is moving forward on permitting with the City of Shorewood
 - AIS Committee (Joe Shneider reporting)
 - The arrangement with Waterfront Restoration has not yet been started for 2022, but it typically takes only a few weeks.
 - Events and Activities Committee (Harley Feldman reporting)
 - Planning has not yet started for the Fun Run or the 4th of July events
- 2021 Resident Survey (Todd Erickson reporting)
 - A high participation level was achieved, a summary of findings has been developed and will be sent out.
 - We plan to re-survey every 2-3 years with the next survey targeted for the summer of 2023.

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- The top 4 issues are: Boating safety, AIS control, Lake stewardship, Connecting and strengthen the lake community
- Ideas were discussed regarding Boating Safety. Things that we might do include:
 1. Making sure homeowners and transient boaters are aware of lake etiquette and common courtesies, and ask the inspectors to push our lake etiquette handout into boaters' hands before launching
 2. Communicating the unwritten rules of the lake
 3. Offering boat safety courses
 4. Offering safe boating videos
 5. Republish the 1952 Christmas Lake water safety rules
 6. Developing a contest for lake kids to create boat safety videos. Joe Shneider volunteered to reach out to Patrick Gavin about this as he has skills in this area.
- Joe Shneider commented that a new watercraft operator's license bill is likely to become law this session and it will include a mandatory education program. This change will mean that anyone operating a boat will have to be licensed, and over time, it will go a long way towards improving safety on the water.
- We discussed adding information to our published lake etiquette rules on the recommended distance from shore for wake boarding and surfing based on the U of MN's recently release wake research. And that a map could be provided helping everyone know where it is best to do those sports.
- AIS control was briefly discussed, and Todd Erickson noted that this is an area where much of our budget and volunteer time is focused. At this time there isn't much more that we can do other than to keep the focus on AIS control strong.
- Many people were asking for more information and guidance about how they and we all can be better stewards of the lake in the broadest terms: things we should or shouldn't do at the shoreline, how to protect the quality of the water and diversity of our flora, how to protect the fish habitat, understanding how to protect the loons and at the same time addressing the nuisance species like geese, beavers, etc.
- Ed Szalapski offered to take the lead on shoreline stewardship. Links to some of this material can be put on our website.
- Harley Feldman offered to get links on our website to information on shoreline education, loons, and raptors.
- Joe Shneider will provide "Shoreline Steward" information to Ed and Harley.
- Regarding connecting and strengthen the lake community, Todd Erickson commented that our lake social events are very popular, but that we can do more. We can have more opportunities for member interaction, and some of this may be via social media focused on the lake. We will be looking for someone from the association to lead this area.

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- Projects with Neighboring Cities
 - Shorewood – public landing
 - An ordinance is being proposed by the city for the public landing whereby available parking at the landing will determine when the next vehicle or vehicle and trailer can enter the landing area.
 - Joe Shneider mentioned that practical logistical concerns were raised by Peter Lehman, one of our homeowners, at a City of Shorewood Planning Commission meeting about not having waiting vehicles cause a congestion problem on Merry Lane
 - Electronic signage with parking lot availability is being considered by the City for the frontage road. Joe Shneider mentioned that as an association we could help by putting up more cameras may to make the parking lot availability visible before a boater enters Merry Lane.
 - The ordinance passed the Planning Commission unanimously and will be moving forward to consideration by the City Council.
 - Ed Szalapski made a motion to spend up to \$2,000 for 2 cameras at the landing to feed the city website, and secondly, if so desired by the City to have the CLHA provide a letter of support for these public landing improvements to reduce congestion at the boat landing and improve water safety. Harley Feldman seconded the motion. **Passed Unanimously**
 - Dave Anderson offered to pay for any excess amounts for the cameras as he sees this as security improvement for the parking lot.
 - Todd Erickson commented that the City is working to fill in the depression in the launch area. Their request with the DNR is expected to be approved soon for Spring repairs.
 - Chanhassen – Curry Creek Farms
 - No update was provided
- Other business
 - U of MN St. Anthony Falls Lab Wake study – Todd Erickson noted that Phase 1 of the research study results have been released, and that Phase 2 is on the drawing board. Joe Shneider noted that Phase 2, which will hopefully begin this summer, will address in particular the impact of propellor wash on the bottom of the lake.
 - Public landing security – Todd Erickson wanted to make sure the board is aware of some security issues that have happened at the boat landing. Roger Norberg reported that his neighbor Tom Pettitt's house was vandalized. The lack of lighting and lack of patrolling

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by South Lake Police make it a "attractive nuisance". More cameras, having them visible, and perhaps some signage about monitoring may reduce the possible problems from vandals. Roger will have a dialogue with the City about the issue.

- CLHA Mission Statement – No movement has taken place since our last meeting.
- CLHA social media presence – No responses were received to Todd Erickson's request for homeowners with the appropriate skills to step up and lead this area for the Association.
- Todd Erickson discussed an intent to have the CLHA become a member of Minnesota COLA, the organization that Joe Shneider leads on a volunteer basis. This would be in addition to our membership in Minnesota Lakes and Rivers Advocates. Paul Cossette made a motion to have the Christmas Lake Homeowners Association become a member of MN COLA. Ed Szalapski and Gregg Elliott seconded the motion. **Passed Unanimously**
- Todd Erickson reviewed the Chamberlain Homes proposed development for the north end of the lake was discussed. The development is intended to have 8 townhouses and 1 single family home. One of the concerns for the CLHA is the advertised "recreational easement" into Christmas Lake through Lot 11. Other concerns discussed at an open meeting with the developer were storm water management, access to the city water, capacity issues with the city sewer system, among others to be resolved by the developers with the city. A number of CLHA homeowners, nearby neighbors, and Lot 11 easement holders were at the meeting. Todd Erickson agreed to reach out to the developer to discuss our concerns with regard to the advertised easement rights.
- Joe Shneider moved to adjourn the meeting. Ed Szalapski seconded the motion. **Passed Unanimously**
- The meeting was adjourned at 8:58 pm CT.

Respectfully submitted by:
Joe Shneider, Secretary