

LAHA Board Meeting Minutes

July 14th, 2025

Arvella Guidotti's home

6:30 p.m.

Not present: Mark Leaver

I. President Joern called the meeting to order at 6:35 p.m.

II. **Secretary's Minutes**

Secretary Ingram indicated that she sent out email copies of the minutes to the board previous to the meeting. That included minutes from April 7th, May 12th, and the Annual meeting held on June 1st.

In the folder of information she supplied to the board she included hard copies of each of the listed minutes for the board's review. Each were reviewed and the secretary asked for guidance on how to make corrections noted in the April 7th minutes.

President Joern indicated that there was a need to make one correction in the Treasurer's report section. Once that was taken care of a motion was made by Bob Jaskiewicz and seconded by Brad Joern to approve the minutes as corrected. The motion was approved.

Next the May 12th minutes were reviewed and a typo error was noted and corrected. A motion was made by Bob Jaskiewicz and seconded by Ron Matthews to approve the minutes as corrected. The motion was approved.

The final minutes that were reviewed were the minutes from the Annual Membership Meeting that was held on June 1st. Secretary Ingram indicated that capturing members' comments was not an easy task but she included most of what

the membership suggested. A motion was made by Ron Matthews and seconded by John Darnell to approve the minutes. This motion was approved.

Other information Secretary Ingram provided each board member included: an updated membership list, a copy of board member information, copies of both budget proposals, a copy of the survey results that 61 members returned, and a copy of the Code of Conduct. Lastly, she circulated a copy of the dates for upcoming meetings.

III. Dues and Liens

Mary Jane Ingram reported that after the Annual Meeting she contacted 60 homeowners reminding them of the deadline for dues to be paid. She clarified on these reminders that the postmark date of July 1st would determine if dues were late.

As of July 1st, 199 members made dues payments on time. Because of the timeliness of USPS service, she waited until July 10th to send out 13 notices to members who missed the July 1st deadline.

Since those letters were sent 2 homeowners have taken care of dues payments. One check apparently was lost in the mail so a new check was issued, and the other paid the late fee.

To date we have collected \$25,320 in dues payments.

IV. Treasurer's Report

Treasurer Kris Meyer provided a hard copy of the financial balance sheet as of June 30th, 2025. Her report showed that 10 checks totaling \$2,735.61 were written between May and June 30th, 2025.

President Joern indicated that there are additional charges for water testing that need to be paid.

A motion was made by Ron Matthews and seconded by

Mike Rittenhouse to approve this treasurer's report. This approved report will be attached to these minutes.

V. Committee Reports

A. Legal

Bob Jaskiewicz gave a very brief report. He indicated that the bylaw revisions will be the big project ahead of us. Members will be directed to the website for updated information.

B. Communication

After a discussion took place about the timing of the next Newsletter, it was determined to do this mailing after the September 8th board meeting. Both email addresses and USPS will be used.

Secretary Ingram acknowledged the work done by 3 homeowners who helped gather current information from 78 members. She thanked Jan Darnell, Phillis DeWitt, and Andreia Foster for helping.

Kevin Strauss, who takes care of the website, indicated that the website is totally operational now. He will be putting the board minutes on the site once they are approved by the board. The treasurer's report will be included as well.

C. Safety & Rules

Chairman Steve Meyer reported that he has issued 8 boatstickers, 9 jetski stickers, and has given out 7 keys.

President Joern spoke to the group about issues Steve Meyer has tried to address with homeowners. These are potential violations regarding boat stickers and boat safety rules by both boats and jet skis over several summers.

President Joern agreed to write letters to these homeowners to address the problems. He indicated that

he would send a copy to Steve first and then to the board.

D. Grounds and Maintenance

Chairman Ron Matthews addressed the progress of the Outlot C repair project. He has been in daily contact with G & H, a concrete company out of Decatur, as well as the head of enforcement for the city, Rob Jones, to get resolution to the damage that had been done by G & H several years ago.

Concrete has been poured for the ramp but the area Near the street isn't meeting city ordinance standards.

Fines were issued to LAHA because we own the property. If not taken care of, the Association can be fined until fixed. Both G & H and the concrete company also received similar citations.

A hearing has been set in August to address the issuance of fines. Because LAHA has been very transparent to get this taken care of, Ron is hopeful that our fines will be dropped.

E. Environment

Chairman John Darnell provided information about the watertesting that was done on 6/24/25. The test for E.coli levels were high in the back lake off Gingoteague. Additional testing was repeated to assure that the results were accurate. Second testing results were within EPA standards for swimming. Bud Grimm from the Drainage District was contacted to get the bubbler running at the silt basin. No explanation of why it hadn't been turned on was given. Charles Wallace who lives next to the silt basin provides electricity for the bubbler and is reimbursed by the Drainage

District. The carp removal permit application that has been sent in to the state twice was denied again. President Joern contacted a professor from Western Illinois University to get help with the carp issue. Because he holds a scientific research permit needed to get this started, he and a student could be used.

F. Historical

Arvella Guidotti reported that she has turned in another article for the upcoming newsletter in September. This information will cover the flood that occurred in 1974.

VI. New Business

A. Facebook page

John Darnell, Wendy King, and Mark Leaver are responsible for maintaining the membership list.

John asked for clarification on who can use the site. He asked if adult children of LAHA members can be allowed to use the site. After a discussion took place it was decided that if a homeowner in good standing supplies a written statement giving their permission to LAHA to allow their adult children access to LAHA's facebook page, this clears up the issue.

B. Plans for the coming year

i). Bylaw revisions

President Joern addressed this with the group. He spoke first about how the bylaw revisions would be handled. A schedule of dates need to be finalized soon so we can secure use of the Chamber of Commerce building. Ron Matthews agreed to make contact with Amy McCoy

once the dates are set. If another site needs to be used, Brad indicated that Jack Sangalli is willing to let the Association use his building on Court Street. Mike Rittenhouse will again chair the committee and Holli Henline will be asked to join the committee again. Brad asked Secretary Ingram if she is still interested in helping. She did not commit to this assignment.

ii) Membership Voting

A board discussion about developing a proxy vote system took place. This could be used so all members can vote on major issues like bylaw revisions. Some suggestions were: one vote per property owner, a nonvoter should be considered as an affirmative vote, and ballots will be opened following the end of the election process.

Mike Rittenhouse asked for clarification about when the vote would be taken. He understood it would be taken one each section is approved. Other members thought that it isn't necessary to have a membership vote after each section is finalized because the entire document will have to go to the lawyer before the final vote is taken.

Secretary Ingram indicated that a consensus vote could be taken during each membership meeting before moving on to another section.

iv) Other issues

Mike Rittenhouse thanked Ron Matthews for all the time he has spent dealing with the Outlot C repairs. He also thanked Secretary Ingram for getting current addresses and phone numbers updated on our membership list.

Both Brad Joern and Mike Rittenhouse supplied information about how the Association might address the silt removal issue. Brad shared information about how Lake Camelot was currently dredging at a much lower cost than what occurred on Lake Arlann when it was done several years ago. Mike thought that we might consider purchasing a barge to sue for general maintenance issues.

VIII. A motion from Ron Matthews and a second from Arvella Guidotti was made to adjourn the meeting. This motion passed and the meeting was adjourned at 9:20 p.m. The September 8th meeting will be held at Mike Rittenhouse's home at 2006 Alameda Ct.