

Huidekoper Bay Park, Inc.
Annual Community Meeting Minutes
May 25, 2024, 9:00 am

Meeting Location: HBP Park Area in front of McEwen Residence
11400 Virginia Lane; Conneaut Lake Pa 16316

Call To Order: Randy Leymarie called the meeting to order.

Opening Prayer: Rev. Tubb gave the opening prayer and asked for a moment of silence for Diane DeGrange. We also asked that you keep Bill Kingzett and Nancy DiFiore in your prayers as they both recover.

Roll Call: Kathy Cunningham took Roll Call. See Attachment A.

Adoption of Agenda: Randy Leymarie reviewed the agenda. Andrea Peters asked to add Cullum Street mailboxes to the agenda. It was decided that it was not a community issue and would be handled by those that live on the street. Wendy Sauter asked that we address dogs in the park area. This topic will be covered under 2024 Rules of Conduct.

Secretary's Report: August 2023 meeting minutes were presented. Kathy Cunningham asked for additions and corrections. There were none. John Stansfield motioned to accept the minutes; Kraig McEwen seconded. The motion was carried. The Membership Directory was circulated for updates.

Committee Reports:

Beach & Park Mike Meehan (Chairperson)

Our swim area will be extended back to its original size. We purchased about 800 ft. of new ropes. Andrea Peters will configure this to approximately 60 ft out which should get us to about 5 ft. deep. Buoys need to be put on the new ropes. Andrea would like to help with this task. 'No wake' buoys will go out today. Only two are currently available. One is leaning and another is filled with water. If we cannot stop the leak, a new one will need to be purchased for a cost of \$300.

The Goose fence is up. It is easily moved with the new stakes. If anyone sees an issue with the fence down, please help by fixing it. The Beach is to be rototilled very soon. After which we will determine if new sand is needed. If so, it will take approximately twelve tons of sand. We are waiting for a quote. We are looking at edging beach with a Trex type of material to keep sand and grass separated.

We have switched to a new landscaping company. We are now using Double KK Landscaping. We are saving money on grass cutting and will now have additional funding to fix the beach.

Docks **Randy Leymarie (Dock Master)**

Docks are ready to go. Thanks to the volunteers who removed the agitators. Randy will walk the docks to see if any repairs are needed.

We have room for 5 more PWC floating docks. The Stansfields requested one space. New docks can be ordered from The Navigation Company. The gangway on the south side is a bit wobbly at the beginning since the removal of the two Barsotti docks.

We need volunteers for the dock committee. If no volunteers are available, we will need to subcontract the work which may increase the funding/dues.

Financial Audit **Jim Tubbs (Chairperson)**

All finances reviewed and passed the audit.

Roads **Randy Leymarie (Co-Chairperson)**

Most of the potholes were filled on Thursday, May 23rd. Double KK Landscaping is doing the work for us. They ran out of material but will resume as soon as we receive more. Roads will also be brined to help with the dust. We still believe we need something that is more permanent. Randy is investigating options. John Stansfield said the road held up well after their road was resurfaced last year.

General consensus is there is less dust than we had with the gravel.

Outreach **Linda Lees (Chairperson)**

July 4th - Annual Children and Pet Parade. We will meet in the park at 10:15 at the beach. The parade will start at 11am, the route will be through the neighborhood, and end at the flagpole where we will say the Pledge of Allegiance. A Hot Dog lunch will be provided afterwards.

July 6th - The annual Community Food Drive will be held the Saturday (7/6). Bags to be passed out the weekend before. Please remember no glass containers, no expired or fresh food. If you are not present, please feel free to give filled bags to an outreach committee member. Also, at the end of the summer season, you are welcome to donate any unexpired items. Any outreach committee member is happy to take your fall donations.

August – We are planning a party in the park. Date to be announced.

The outreach committee is open to suggestions for additional events.

Nominating Committee **Linda Lees – Chairperson**

All Board positions are up at the end of 2024. We are looking for candidates for President, Vice-President, Treasurer and Secretary, Assistant Secretary for 2025-2026. Please submit nominees to Linda Lees, Curt Philson, Kathy Cunningham, or Barbi Baum. Voting will take place during the August meeting.

Treasurer's Report: **Mike Lukcic (Treasurer)**

2023 Tax return has been submitted with no balance due.

Mike reviewed the 5-year checking account balance. Expenses are running as usual, nothing surprising. 2023 non-returning expenses jumped as the association took on ownership for the PWC gangway. Members were reimbursed for their purchases.

The 2025 budget has a few suggested increases. This is primarily due to increased costs in general. This includes the accountant fees, insurance, Christmas trees and website fees. One issue that came to light during our Treasure transition was that TruGreen was not utilized in 2023. This has been remedied for 2024.

Randy Leymarie suggested we shop around for the electric prices. Mike Lukcic will look into it. HBP donates \$400 to CLAMA and to the Fire Department. Andrea Peters discussed the issues with the invasive Hydrilla weed. Kraig McEwen suggested we increase the CLAMA donation to \$1000. Kraig McEwen motioned to accept the proposed budget with the CLAMA increase. John Stansfield seconded. The motion was carried.

Members are also encouraged to donate individually to CLAMA as Conneaut Lake does not receive any state or federal funding. Donations can be mailed to:

CLAMA
PO Box 49
Conneaut Lake, PA 16316

Individual Donations can also be made to Station 3 Fire Department.

Conneaut Lake Volunteer Fire Department Station 3
11877 Conneaut Lake Road
Conneaut Lake, PA 16316

Old Business:

HBP Website/Mbr Portal (Rachel Lukcic)

Rachel set up a private website for community members only. She will provide the logon and password soon. This site will be locked to only members and will have announcements, events, committee contacts, meeting notes, financial reports, the community directory, bylaws, a payment page, for dues and donations, etc. (All payments will still be available by check). Rachel will test it out with the board prior to sending to the general population. Rachel also created a private Facebook page. The link will be sent out after the meeting. Rachel will function as the administrator of the site.

Memorial Bench or Swing (Kathy Cunningham)

Kathy spoke to Karen Zangrille and decided to purchase a bench or swing to honor Jay Zangrille. Donations in honor of Jay can be sent to Mike Lukcic.

New Street Sign Location/Installation (John Pape)

Our new signs are ready for installation. Double KK will replace the current sign at the corner of Woodman on the Gills property. Randy Leymarie to discuss placement of the second sign near Sargent or Pymatuning.

PWC Space (Randy Leymarie)

Space is available for five additional PWC floating docks. Randy encouraged owners of PWC crank lifts to replace them with floating docks. Crank lifts will be removed 7/4 if they are left empty.

Kathy Cunningham requested members to add HBP as an interested party with their insurance company, so we automatically receive your updated information. Otherwise please send them to her when you receive new documents.

New Business:

2024 Rules of Conduct

There is an inconsistency between the plastic sign posted on the box at the beach end and the annual rules of conduct that have been approved over the years. The Rules of Conduct state that pets must be on a leash in the park and on throughout the neighborhood. The plastic sign created years ago states specific dates and hours pets can be off leash. A question was raised about what our insurance covers. Mike Lukcic will investigate the insurance. It was stated that other associations around the lake do not allow dogs loose due to insurance reasons and general concerns. It was agreed that we will stay with the Rules of Conduct as they are written. The plastic sign will be removed. So please remember that dogs must be on leashes if they are outside of your property.

Committees and Volunteers vs Outsourcing

We need additional volunteers to join our committees. This will help not only with manpower but also provide fresh ideas. Kathy Cunningham will include the current committees/members/responsibilities.

911 Address Posting

A reminder was given to all members to make sure you have your house number clearly visible for emergency situations.

Other

- Ground erosion at the corner of Sargent and Richmond has resulted in a large hole at the storm drain. Randy Leymarie will check that out and determine the appropriate repair.

- Sargent Street Right of Way – Deborah and Chrissy DeGrange attended the meeting and stated that since they own and pay taxes on the right of way, they plan to park their cars and block the area from community use. The property that has been a right of way since the 1948 deed. This is also the community 911 address for emergency vehicles. HBP will turn this over to our attorney to investigate. In the short term there is a small pathway next to the Sauter property.

Community Thanks & Recognition: (Randy Leymarie)

Randy thanked all volunteers that participated in various work events and all the Committee Chairs, Co-Chairs, and members.

Reminders: (Randy Leymarie)

- All rules/policies apply to all guests and renters.
- Homeowners are responsible for all guest activity and conduct.
- Please use all right of ways, Pymatuning, Sargent, Cullum, and Woodman.
- Next Fall Annual Meeting – Saturday August 24, 2024; 9:00 am; Park

Adjournment: (Randy Leymarie)

Motion to Adjourn was made by John Stansfield; seconded by Kraig McEwen. Motion carried.

Attachments:

- Meeting Attendance
- Committees Members

COMMITTEES

Road Committee

Bruce Taucher – Chairperson
John Pape – Co-chair
Randy Leymarie

Dock Committee

Randy Leymarie - Chairperson
Mike Lukcic - Treasurer
Jeff Casey
Kraig McEwen
Mike Meehan
Bruce Taucher

Beach & Park Committee

Mike Meehan – Chairperson
Andrea Peters

Nominating Committee

Linda Lees – Chairperson
Curt Philson – Co-chair
Kathy Cunningham
Barbi Baum

Outreach Committee

Linda Lees – Chairperson
Kathy Philson - Co-chair
Donna Cancelliere
Paula Cella
Kathy Cunningham
Suzie Loomis
Jolene Tubbs

Audit Committee - Jim Tubbs