

Huidekoper Bay Park, Inc.
Annual Community Meeting Minutes
May 23, 2026, 9:00 am

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

Call To Order: Carol Kingzett called the meeting to order.

Opening Prayer: Rev Tubbs gave the opening prayer.

Roll Call: Becky Stansfield took Roll Call. See Attachment.

New Members: Carol Kingzett welcomed our new neighbors; Mary Jo Arena-Cronin and Ian Celo

Financial Audit Jim Tubbs (Chairperson)

Rev Tubbs presented the current Financial Audit. Karl Foerster motioned to pass, John Pape seconded. All in favor, motion passed.

Secretary's Report: August 2025 meeting minutes were presented. Becky Stansfield asked for additions and corrections. There were none. Kraig McEwen motioned to accept the minutes; it was seconded. The motion was carried.
The Membership Directory was circulated for updates.

Committee Reports:

Beach & Park Mike Meehan (Chairperson)

Due to May's weather, they are behind on installing the goose fence, lots of geese have been making a mess in the park. Mike proposed a permanent fence be purchased and installed next April as a more long-term solution. Kraig McEwen noted that the current solution is not working and that a proposal be presented at the fall meeting. Mike announced the fence would be installed today at 2:00 and called for volunteers.

Jan Hill spoke about replacing the park fence they had to remove during their construction project and asked for suggestions from the members on the type/look of replacement fence. Mike Meehan offered to consult with them on options.

Mike also mentioned that cement pads under the picnic tables had been discussed at previous meetings and is an item for future consideration.

Outreach

Linda Lees (Chairperson)

The annual food drive will be Sunday, July 5th. Bags will be distributed July 3rd and picked up by a committee member on Sunday (the 5th) at 12:00.

The neighborhood will be having the July 4th parade again this year which will include a hotdog lunch. Kraig McEwen once again offered to cook the hot dogs. Last year was our most attended, all are encouraged to decorate their vehicle of choice and celebrate the 250th birthday of our country.

Linda asked for volunteers to plant flowers and dock, no one offered so Linda and Becky will plant. Please water them if you go by and feel it is needed, there is a watering vessel in the dock box.

It was decided to have a cleanup day in park next weekend, on May 30th at 9:00 am. Please bring rakes, etc. Kathy Cunningham will organize.

Docks

Randy Leymarie (Dock Master)

Randy reported that dock repairs included some hinges that need replacing, he will take care of finding replacements. Stabilizers were repaired and he thanked those that showed up to help.

Land docks are getting shallower, by August Randy plans to have a proposal for a solution. The beach used to be much deeper and is consistently worse.

Randy mentioned some of the bushings are ill fitted and he is working on fixing the problem.

Randy is ordering new nameplates for new dock occupants and replacing broken ones. Also needs new stickers for the PWC docks.

Roads

Randy Leymarie (Co-Chairperson)

Randy reported that Andy Kosturick was paid for \$5000 for road repairs and he did not get all the work completed. He claims he did some work.

Rev. Tubbs helped Randy replace potholes this week and the places they were replaced have already sunk. There is some issue with these particular areas in the roads and needs to be investigated. He is hoping to improve the roads but needs help from members or outside the community.

Tom Mansmann requested the sodium solution be applied earlier, and again Randy asked for help, perhaps a committee. Linda Lees mentioned that e-mails go out when help is needed.

Ted Kanoza asked about tar and chip, however the answer was that the cost may be prohibitive and that the surface is not good for disabled members.

HawkSeale is a potential product and Randy will get a sample and description and also mentioned he will fix the roads as best he can.

Carol Kingzett called the company about garbage trucks causing some of the potholes and asked if they could send smaller trucks, however they do not have anything more friendly to the roads'

Mike Luksic mentioned that Andy Kosturik will make up the difference of the prepayment in material. Mcadam is the material we use.

Nominating Committee Linda Lees (Chairperson)

Linda announced that this is a voting year for officers whose term will begin January 1, 2026. A slate of officers was proposed:

President – Karl Foerster

Vice President – Steve Schott

Treasurer – Mike Luksic

Co-Secretaries – Linda Lees and Becky Stansfield

Vote passed

Treasurer's Report: Mike Lukcic (Treasurer)

Mike Lukcic presented the 2025 review, he mentioned we were in a good spot financially, dues where they should be. The 2025 tax report is complete.

There were some dock expenses for maintenance and repairs. The electric bill was high and it is the agitators. If members see that they are running unnecessarily, please contact Randy or someone on board.

Randy interjected some discussion about the contract for mowing, and that there is a two-year contract signed. Carol Kingzett spoke about the park water problem. We need to put the water problem on the August meeting agenda to discuss solution.

Mike continued his report saying that some 2026 dues are delinquent and it is very frustrating.

The 2027 budget was reviewed with no significant changes. Kraig McEwen moved to approve; Steve Schott seconded. Motion passed.

Old Business:

There is reoccurring discussion on the need for a seawall, road repairs, dredging, etc. Kraig suggested we prioritize these. Roads probably need addressed first.

Kathy Cunningham suggested we form committees to address these issues and offered to coordinate. Linda Lees volunteered.

New Business:

Carol Kingzett suggested buying and hanging flags on the HBP signs. They would need to be installed through the aluminum sleeves. The general member reaction was that it was a good idea. The outreach committee can fit the purchase into their budget for the July 4th celebration.

Kathy Philson asked that members practice golf cart safety. Too many carts are being driven by young people, actually illegally, and it is dangerous. This weekend had been particularly bad with golf carts speeding and not being safely driven.

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 22, 2026; 9:00 am; Park

Adjournment: (Randy Leymarie)

Motion to Adjourn was made by John Pape, Benny Furillo seconded. Motion carried.