

**Huidekoper Bay Park, Inc.**  
**Annual Community Meeting Minutes**  
**August 24, 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. Tubbs gave the opening prayer and asked for a moment of silence for those we've lost.

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

**Adoption of Agenda:** Randy Leymarie reviewed the agenda. Agenda was passed.

**Secretary's Report:** May 2024 meeting minutes were presented. Kathy Cunningham asked for additions and corrections. There were none. Jim Tubbs motioned to accept the minutes. The motion was carried.  
The Membership Directory was circulated for updates.

**Committee Reports:**

**Beach & Park                      Mike Meehan (Chairperson)**

No official report. No committee members present.

John Pape asked if the community is satisfied with the lawn maintenance. Feedback was that the beach area was not maintained. It was filled with weeds and goose poop. Currently, it is unusable. Mike Meehan will need to set up a regular maintenance schedule for the beach. We have considered products to line the beach/provide definition, but it is expensive. John Pape will have Double K Landscaping rototill prior to Labor Day weekend.

Barbi Baum asked if we put in new sand. That has not been done. New drainage was put in a couple of years ago which keeps the water from flowing over and wearing away the sand.

It was also stated that Double K saves us \$20 per cut and we average 26 cuts a year.

We need to consider putting in a seawall soon to minimize erosion. A committee will be formed to investigate options and costs. Steve Schott offered to be on the committee. Randy Leymarie has done some research in the past with which we can start. The wall will probably be about the height of the grass. This topic will be added to the spring meeting agenda.

**Docks Randy Leymarie (Dock Master)**

All watercraft should be removed by Sunday, October 20. Dock work weekend will be October 27. Volunteers are needed. Randy Leymarie needs help installing the agitators. Karl Foerster offered to help. Please contact Randy Leymarie, prior to the work weekend, if you see anything that needs to be repaired on the docks and if you can help.

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

Double K Landscaping did pothole repair work on roads. Brine was put down twice. We have taken the initiative to get numbers to tar and chip to roads. If we wanted to all handle all private streets, the cost is approximately \$20,000. There are other products available so the community will need to determine the solution based on cost/budget. If we are to tar and chip in the spring, an assessment would be necessary.

One issue is that getting help to maintain the roads is harder. Barbi Baum mentioned that winter is hard on the roads.

Per Randy, the chip and tar would last about 5 years. The heavy garbage trucks create most of the potholes and damage. Woodman, Bond and Pymatuning are chip and tar and overseen by the township.

A committee should be formed to do the leg work. Steve Schott offered to be on the committee.

**Outreach Linda Lees (Chairperson)**

July 4<sup>th</sup> - Largest Children and Pet Parade held. All enjoyed a Hot Dog lunch.

July 6<sup>th</sup> - Another successful food drive was held. Thanks to all who donated.

- For those who close their homes for the winter, if you have any leftover items, they can be dropped off at Linda and Ron Lees home. Linda will see that it is donated to the food pantry. Please remember that the items cannot be expired and cannot be in glass.

Linda is looking for additional committee members and suggestions for additional events.

**Nominating Committee Linda Lees – Chairperson**

All Board positions are up at the end of 2024. A brief discussion was held on the need to hire a management company. This is not a desirable solution but could be necessary if we do not have community members willing to take board positions.

President – Randy Leymarie has agreed to stay on.

Vice President – John Pape will stay on temporarily but this position needs to be filled.

Treasurer – Mike Lukcic has agreed to stay on.

Secretary – Kathy Cunningham will vacate the position in January. Becky Stansfield volunteered to take the position.

Backup Secretary – Kathy Philson will vacate the position in January. Linda Lees volunteered to take the position.

Jim Tubbs made a motion to accept the slate as presented. Motion passed.

President – Randy Leymarie

VP temporary – John Pape  
Treasurer – Mike Lukcic  
Secretary – Becky Stansfield  
Asst Secretary – Linda Lees

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

Kathy Cunningham reported for Mike Lukcic. All is well with the budget. Nothing out of the ordinary to date. Mike made donations to CLAMA and fire hall as approved in the May budget. This included an increase to \$1,000 to CLAMA. The Hydrilla weeds are bad and threaten to take over the lake if not treated.

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:**

**Memorial Bench (Kathy Cunningham)**

A bench was ordered in honor of Diane DeGrange by the Schott and Maisel families. Deborah DeGrange voiced concern that the DeGrange family was not consulted. This was a private donation, not funded by the community. It was decided that in the future, memorials will be announced prior to purchase. Multiple members voiced agreement with the memorial and stated that Diane did a lot for the Huidekoper family. Once received, the bench will be placed along the water’s edge at one of the end areas of the park.

**New Street Sign Location/Installation (John Pape)**

It was unanimously agreed that we love the new signs!  
Tom Jones mentioned that we need a privacy sign at the entrance to the park/beach. There have been people using the beach that are not a part of the Huidekoper community.

**Dogs on leashes**

Decision from spring meeting stands. Our rules of conduct state that dogs must be on leashes on all HBP property.

**New Business:**

**Spring Agenda:**

- Add erosion control of the beach and park area.
- Add possible dredging of the beach area.
- Add an area to introduce any new community members.
- Add Tar and Chip of the Roads

**Zinghann Family**

Sharon Zinghann introduced herself and her son Travis. They are looking forward to getting more involved with the community. Welcome to the neighborhood!!

**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 May 17, 2025; 9:00 am; Park

**Adjournment: (Randy Leymarie)**

Motion to Adjourn was made by Jim Tubbs and seconded by Sharon Zinghann. Motion carried.

**Attachments:**

- Meeting Attendance

Community Meeting Roll Call August 24, 2024				
		Present	Not Present	Proxy
1	Baum / Mansmann	X		
2	Black		X	
3	Bochtor		X	
4	Brown	X		
5	Cancellerie		X	
6	Casey / Behling	X		
7	Cella Jr.	X		
8	Cella Sr.	X		
9	Clapper		X	
10	Cunningham / Casalandro	X		
11	Cunningham, K	X		
12	Deem		X	
13	DeGrange	X		
14	Diesel		X	
15	DiFiore	X		
16	Dimond		X	
17	Doerschner		X	
18	Dunn, Darla	X		
19	Dunn, Ron		X	
20	Fiedler	X		
21	Foerster	X		
22	Furillo		X	
23	Gill	X		
24	Hayes		X	
25	Hill	X		
26	Jancay		X	
27	Jones	X		
28	Kingzett		X	
29	Kooyers	X		
30	Krolikowski (Home 1)		X	
31	Krolikowski (Home 2)		X	
32	Krugle		X	
33	Lantsberg / Ostrand		X	
34	Lees	X		
35	Lemak		X	
36	Leymarie	X		
37	Loomis	X		
38	Lukcic	PROXY		Kathy Cunningham
39	Maceil		X	
40	McEwen, Kraig		X	
41	McEwen, Roger		X	
42	Meehan (Home 1)		X	
43	Meehan (Home 2)		X	
44	Pape	X		
45	Peters, Andrea		X	
46	Peters, Rick		X	
47	Peters, Robert		X	
48	Philson	X		
49	Sauter		X	
50	Schott	X		
51	Stansfield (Home 1)	X		
52	Stansfield (Home 2)	X		
53	Stephenson		X	
54	Taucher		X	
55	Tubbs	X		
56	Wagner		X	
57	Zangrille	X		
58	Zingham	X		
	<b>Quorum 40% of members</b>	<b>24</b>		
	<b>Present + Proxy</b>	<b>28</b>		