

**Agenda for CAHA Annual Town Hall Meeting**  
**Hildebrand Hills Community Center, Garr Rd., Berrien Springs, MI**  
**Oct. 28, 2018**

**Refreshments: 5:00-5:30**, followed by annual business meeting.

**Welcome & Introduction of the Board of Directors:** Greetings from Pres. Larry Dow

**Call to order:** President Larry Dow

**Water billing increase** from \$35 to \$45/month, effective January 1, 2019, for CAHA members, and from \$55 to \$70/mo. for non-members. CAHA members save \$300 per year, more than enough to cover **membership dues**, which will **increase** \$10 for the 2019 year.

**Secretary's Report:** Jim Temple

- **Read & Vote to approve Minutes of October 29, 2017 Meeting.**
- 2017 Income Tax Return filed timely in 2018.
- Michigan non-profit corporation status renewed in 2018.

**Treasurer's Report:** Jerry Thayer

- Cash balances, income and expense as of 9/30/18, and remaining 2018 major expenses, primarily well #1 pump cleaning and maintenance (\$2,700 to \$14,400 estimate, depending on work required) as well as new well head cap (\$2,800 estimate).
- Estimated funds to add to water system reserve for future major maintenance and replacements. Depends on cost of work on well #1.
- **Vote to approve the Treasurer's report**, including the addition to the water system reserve.

**Water Director:** Don Starlin

- Report on operation, maintenance and repairs, including work to be done on well #1.
- Required tests were performed to demonstrate that water quality met Michigan State health standards. The annual water quality report was prepared and distributed to residents.

**Lake Treatment Director:** Paul Hoge

- Lake treatment service is the largest cost paid from the annual CAHA members' dues (\$7,000 plus Michigan DEQ permit \$400).
- The Board was satisfied with the lake treatment services in 2018 and expects to renew a contract with the current contractor.
- Clean out of plugged lake's drain pipe (\$600).
- Required MI DEQ- required dam inspection (\$700 estimate).

**Properties Director:** Mike Clancy

- Mowed grounds along the dam, at the boat landing, and around the well and pump house.
- Wayne Wright cleared substantial growth and debris around the two lake overflow pipes.

**Social Director:** Hazel Wright

- Cancelled community spring picnic. Held neighborhood garage sale in June.
- Cleanup work was done at the "beach" park.

**Nomination and Election of Directors:** James Temple

- Three 3-year terms. Incumbent directors, whose terms expire at the end of 2018 are Chris Dow, Larry Dow and Erich Baumgartner.

**Adjournment:** Pres. Larry Dow

## **2018 CAHA Board of Directors Highlights**

January: Approved financial report for the 2017 year. Water system receipts exceeded expenses by \$15,797, which was added to water system reserves for future major maintenance, improvements and replacements. Reserves exceed \$200,000.

Approved renewal of lake treatment contract with Lake & Pond Biologists, same as 2017, \$7,000, plus \$400 Michigan DEQ permit.

Decided not to extend the water main extension on Ridgewood Trail to Garr Rd. The estimated cost of \$25,000 could not be justified by additional income from 1 to 4 potential new users.

March: Filed U.S. income tax return for 2017 with \$467 tax payment.

All water system paperwork is up to date with Michigan DEQ.

May: Appointed Larry Dow as a Director to fill a long-vacant position. This vacancy had been reported and nominees solicited at previous Town Hall meetings.

Treasurer reported that CAHA has \$210,000 in certificates of deposit as of April 30, in addition to cash in checking and saving accounts.

Grounds mowing and lake treatment commenced for this season.

Water system tests show good results.

June: Discussed need to raise water rates, which haven't been raised in many years, perhaps since first established. We need to build reserves to avoid or minimize future assessments for major replacements of wells or the main pipeline. Will consider the increase over the next few months.

Water system has operated well. Leaks in the generator coolant system must be repaired.

June picnic was cancelled due to rain. Some homes participated in the advertised garage sale.

July: Recent heavy rains affected the water system's well #1 and raised lake levels. The well contamination resulted in a boil order and then, while well #1 was closed, a fuse blew on the pump for well # 2, causing a temporary loss of system water pressure on July 5. That was corrected and decontamination protocols were completed as both wells returned to service. Also, as a result of heavy rains, the lake level rose and did not recede. The main drain pipe was plugged, and both overflow culverts were also restricted by accumulated debris. The debris was cleared by Wayne Wright, but the plugged drain pipe took longer to fix.

August: Reviewed cost estimates to pull and clean the pump for well #1, Authorized Don Starlin to schedule the pump cleaning with Peerless Midwest.

September: Appointed Larry Dow as President of the Board because Erich Baumgartner had requested to step down due to frequent travels.

All water payments are current except for two (the collection issue from 2017 was resolved by the owner paying all amounts due).

Still determining how to unplug the lake's main drain pipe. Later, we found and approved a plumbing service, which cleared the pipe. The approved fee was \$600.

October: Peerless Midwest will pull and clean, refurbishing as necessary, the pump in well #1. Don Starlin serviced the generator, including fixing leaks in the coolant system.

Approved increases in water rates and annual dues, effective January 1, 2019. Annual dues need to be increased to pay for expected cost increases in lake treatment, the required 2019 dam inspection, and possible future lake drain problems.