

**Agenda for CAHA Annual Town Hall Meeting
By ZOOM, hosted by Erich Baumgartner
Oct. 25, 2020 at 5:00 PM**

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

Call to order: President Larry Dow

Secretary's Report: Jim Temple

- **Read & Vote to approve Minutes of October 27, 2019 meeting.**

Treasurer's Report: Jerry Thayer

- Cash balances, income and expense as of 9/30/20, and remaining 2020 major expenses.
- Estimated funds to add to water system reserve for future major maintenance and replacements.
- 2019 Income Tax Return filed timely in 2020.
- Michigan non-profit corporation status renewed in 2020.
- **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,
- Completed Michigan State-required inspection for backflow prevention.
- 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 Director: Paul Hoge

- Lake treatment service is the largest cost paid from the annual CAHA members' dues (\$7,343 plus Michigan DEQ permit \$400).
- The Board was satisfied with the lake treatment services in 2020 and expects to renew a contract with the current contractor, Lake & Pond Biologists, for 2021 services.
- The dam inspection was done in 2019, as required every 5 years by Michigan Department of Environmental Quality. Follow-up work is in-progress to make repairs on the eastern downstream side of the dam.

Properties Director: Mike Clancy

- Mowed grounds along the dam, at the boat landing, and around the wells and pump house.

Nomination and Election of Directors: Larry Dow

- Three 3-year terms and one vacancy in an unexpired term. Incumbent directors, whose terms expire at the end of 2020 are Erich Baumgartner, Don Starlin & Jerry Thayer. Erich was appointed by the Board in 2020 to fill an unexpired term for Hazel Wright, who was made an Honorary Director.
- Ryan Keough has consented to be nominated as a Director, filling Bob Pilot's unexpired term ending in 2021.
- Any other nominees to fill any of the terms?
- Motion to close nominations and vote.

Adjournment: Pres. Larry Dow

2020 CAHA Board of Directors Highlights

January: Appointed Officers to serve for 2020.

Approved financial report for the 2019 year. Water system revenue of \$34,527 exceeded expenses by \$8,056, and funds can be moved to water system reserves for future major maintenance. Major maintenance work on the pump house and well #1 refurbishment amounted to \$14,275 in 2019.

Income from CAHA dues was \$16,127, exceeding grounds and association expenses by \$265. The largest expenses were \$7,610 for lake treatment and \$3,900 for clearing the dam's outflow pipes and required dam inspection. There was also recurring insurance and grounds mowing expenses.

Cash and reserves in certificates of deposit totaled \$240,565 at 2019 year-end, an increase over the 2018 year-end.

New annual dues rates, approved in 2019, become effective with the February billing. New water rates become effective from January and will be included in the quarterly billing on April 1, 2020.

Approved renewal of lake treatment contract with Lake & Pond Biologists for \$7,343, plus \$400 Michigan DEQ permit.

March: Filed 2019 U.S. income tax return with \$530 tax payment. Making quarterly estimated tax payments.

May: Board meetings are now on Zoom, hosted by President Larry Dow.

Repairs on the downstream side of the dam are in progress.

A water line was excavated and traced at one home to locate the shut-off valve. The cost is chargeable to the homeowner who is significantly delinquent on water bills for a house rented to tenants who haven't paid.

June: Licensed Water System Operator, Henry Davis, will begin State-required inspections of homes for back-flow prevention devices.

Work continues on dam repairs.

CAHA insurance coverage to be renewed this month for \$840 annual premium.

July: Work continues on dam repairs and home inspections for back-flow prevention requirements.

Annual water quality report completed and printed for mailing.

Paid Oronoko summer real property tax of \$553.

September: Michigan corporate annual report was filed to maintain CAHA's corporate status. Approved project to map all water lines running from the water main to houses and the related valves.

October: Home inspection reports for water system users about Michigan-required back-flow prevention devices, including description of alternative remedies, were mailed with water bills. Notice of the October 25 Town Hall Meeting was mailed, including a request to send the Zoom host a current email to which the Zoom invitation can be sent.