

**Agenda for CAHA Annual Town Hall Meeting  
Hildebrand Hills Community Center  
Oct. 24, 2021 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 25, 2020 meeting.**

**Treasurer's Report:** Jerry Thayer

- Cash balances, income and expense as of 9/30/21, and remaining 2021 major expenses.
- Estimated funds to add to water system reserve for future major maintenance and replacements.
- 2020 Income Tax Return filed timely in 2021.
- Michigan non-profit corporation status renewed in 2021.
- **Vote to approve the Treasurer's report**, including the addition to the water system reserve.

**Water Director:** Ryan Keough

- Report on operation, maintenance and repairs.
- Well #2 was renovated and the pump replaced by Peerless-Midwest, returning well output to full capacity. Cost paid from water funds was \$15,123.
- New compressor is needed to cure decrease in system water pressure.
- Mapped valves and lines, and tested valves by Great Lakes Community Action Partners, providing an "as-built" GPS/GIS map of the water system for future service requirements. Cost paid from the water fund to GLCAP was \$3,000 and to Randy Russell for curb stop location work was \$1,860. Also, a U.S. EPA grant of \$1,500 was paid to GLCAP.
- 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 (\$7,710 plus Michigan DEQ permit \$400).
- The Board was satisfied with the lake treatment services in 2021 and expects to renew a contract with the current contractor, Lake and Pond Biologists, for 2022 services.

**Properties Director:** Mike Clancy

- Mowed grounds along the dam and at the boat landing. Heavy mowing around the wells and pump house is to be done by a contractor (\$300).

**Nomination and Election of Directors:** Larry Dow

- Three 3-year terms and two vacancies in unexpired 2-year terms.
- Incumbent directors, whose terms expire at the end of 2021 are Larry Dow, Chris Dow and Ryan Keough. Larry has been on the Board since 2018, Chris since 2017 and Ryan since 2019.
- Don Starlin & Erich Baumgartner are unable to complete their current terms, expiring at the end of 2023. Keith Mattingly volunteered to be nominated for one of the two vacancies.
- Any other nominees to fill any of the terms?
- **Motion to close nominations and vote.**

**Adjournment:** Pres. Larry Dow

## 2021 CAHA Board of Directors Highlights

**January:** Treasurer Thayer reported that year-end 2020 funds in checking and money market accounts totaled \$20,000, and water system reserves in certificates of deposit totaled \$257,000, \$40,000 more than at year-end 2019.

Will write letter to “The Journal-Era” in response to the article featuring ice fishing on Painter Lake. The letter will clarify that the lake is private and available only to members of CAHA. Approved renewal of lake treatment contract with Lake and Pond Biologists for \$7,710, plus \$400 Michigan DEQ permit.

**February:** Henry Davis, CAHA’s Licensed Water System Operator, took required training and renewed his operator’s license for 3 years.

**March:** 2020 Federal income tax return was prepared by Jim Temple, filed with IRS and balance due of \$175 was paid by Jerry. Total 2020 tax was \$1,175. Estimated tax of \$1,200 will be paid in quarterly instalments for 2021.

Approved \$15,123 estimated cost for Peerless-Midwest to refurbish well #2.

Approved \$3,000 contract with Great Lakes Community Action Partners (GLCAP) to collect GPS data and provide a GIS map of the water system pipes and valves, including testing system valves. Henry Davis had identified this project opportunity and brought it to the Board. Approved estimated cost to purchase and install a park bench at the edge of the lake in memory of Hazel Wright. Funds will be raised by CAHA residents’ contributions.

**April:** Work on well #2 begins this month, and lake treatment will begin in May. \$1,480 has been contributed by neighbors to the Hazel Wright memorial bench.

**May:** Work began on well #2 refurbishment and on the water system mapping project. CAHA residents were notified of the mapping project work.

The GLCAP contractors told Don Starling that CAHA has the nicest community water system they had seen: “everything works and is in good condition.”

**June:** CAHA casualty/liability insurance coverage was renewed for \$863 annual premium. A detailed cost estimate for drilling a new well (#3) was received, and water system reserve funds will be available through maturing certificates of deposit in 2022

The Hazel Wright memorial park bench will be dedicated with “Journal-Era” coverage.

**July:** The annual water quality report was completed and distributed to CAHA residents.

Michigan corporate annual report was filed to maintain CAHA’s corporate status.

Paid Oronoko real property tax of \$556 on CAHA’s common grounds.

**August:** Well # 2 functioning at top capacity after refurbishment completed.

**September:** Paid Randy Russell \$1,202 for work on water system, locating curb stops for the mapping project. Henry Davis put in extra time on this project, locating curb stops.

**October:** Paid Mike Clancy \$900, previously approved for seasonal mowing. Pump House are to be mowed by Kurt Gerlach for \$300, same as last year.

Discussed nominees for the Board of Directors and plans for the annual Town Hall Meeting.