

Lake of Hills Association Meeting January 17, 2026

Board Members Present

- President: Scott Cole
- Vice President: Steve Duso
- Treasurer: Georganne Archambault
- Secretary: Elissa Lyon
- Trustee: Dick Moreau
- Trustee: Beth Taylor
- Trustee: Pat Graham

•

Call to Order

- Elissa called the meeting to order Scott seconded

Secretary's Report

- No secretary's report was presented

Fish / Water Report

- Pat assisted with fish planting using his own boat
- Thanks to Dick for maintaining fish and water quality

Treasurer's Report

- Prepared by Georganne Archambault
- Members may request a copy of the balance report from any board member

Assessment Collection Issues

- Some residents have not paid in full, some started payment plans
- Last invoices sent around Thanksgiving
- Elissa and Beth to contact residents that haven't paid their special assessment to set up payment plan.

Collection Plan

- Scott will write a letter explaining the importance of paying assessments
- Letter will be sent separately from the annual newsletter
- Payment arrangements will be offered
- Two-year forgiveness plan may be considered
- Possible community service (storm cleanup) in exchange for partial forgiveness was discussed.

Lake Access and Legal Review

- Original plat limits association membership
- Hiring an Attorney was previously avoided due to cost concerns
- Board revisited the need for legal review of bylaws for the annual meeting

Budget Discussion

- No formal board-approved budget currently exists
- Treasurer uses informal cash planning
- Bylaws reference a budget
- Board agreed a formal budget would improve transparency

Action

- Georganne will draft a simple budget after January (post-tax season)
- Pat will review and provide input

Treasurer's Report Approval

- Motion by Scott

- Accepted by Elissa Seconded by Beth

New Business

Assessment Enforcement Options

- Possibility of legal action for non-payment
- Changing gate locks so only paid members receive keys

Action Items

- Elissa to purchase new lock and 200 keys for gate at boat launch
- Elissa to obtain tax-exempt paperwork from Georganne
- Keys will be given out at the annual meeting on May 2, 2026 at 1:00 p.m.
- Elissa will contact the owner of the community center (building behind R&R) to rent space for meeting.

Tree Removal and Storm Damage

Park Trees

- Remove 3 large trees at the park and 1 near silver guard rail
- Cost: \$3,250 (no stump grinding)
- Motion brought by Scott, approved unanimously by all board members
- Pay from general fund

Inlet Area

- Remove 12 dead/damaged trees on association right-of-way
- Cost: \$4,400
- Motion brought by Scott, approved unanimously by all board members
- Paid from general fund

Outtake Dam near Woodruff Road

- Approximately 12 trees
- Estimated cost: \$3,040
- Motion brought by Scott, not approved.
- Decision: Hold off for now

Park Improvements

- Replace park sign
- Purchase 2 new picnic tables
- No Motion made, may revisit in the future

Newsletter

- Include calendar and association updates
- Scott will prepare the annual news letter

Annual Meeting

- May 2, 2026 at 1:00 p.m. at the Weidman Community Center
- Boat Launch Keys will be given out at the meeting
- Scott will confirm Spicer's availability

Attorney for Bylaws and Liens

- Beth and Elissa to contact attorneys
- Proposed budget: \$1,000
- Purpose:
 - Updating bylaws legally to be more current with the times
 - Lien process for unpaid assessments
- Will discuss with an attorney if changes/amendments to our bylaws should be made. If so, we will vote on the changes at the annual meeting.

Community Events

- Clean-Up Day: May 30, 2026 at 10:00 a.m. Meet at boat launch
 - Woodchipper weekend

- Berm cleanup
- Boat Parade: July 4 at 2:00 PM
- Picnic: August 1, 2026
 - Starts at noon
 - Committee needed
 - Possible band

Dues Schedule

- Georganne to complete dues by February 8, 2026
- Elissa to mail once received

Dam Report

Current Condition

- Overall satisfactory
- Berm at outtake dam needs mowing twice per year, as opposed to once per year that we have been doing. Will do first mow in May and second in Fall.

Noted Issues

- Monitor concrete downstream wing wall settlement
- Three seepage areas
- Remove excess woody vegetation at turnaround on outtake berm

Spillway Damage

- Concrete apron undermined
- Rocks can be placed without permit if done immediately

Bay 2 Concrete Piers

- Spider cracks and delamination
- Engineering plan and specs needed

Engineering Costs

- Specs and drawings: \$3,700
- Permit fee: \$3,500
- Inspection: \$17,000
- Board cannot afford full repair currently

Action

- Approve \$3,700 for specs only
- Motion brought by Scott, approved unanimously by all board members
- Paid from dam repair fund

North End Outtake Dam Vegetation

- Estimated \$10,000–\$20,000 for clearing (Kyle Murphy)

Next Meeting

- February 21, 2026 at 11:00 AM

Motion to Adjourn

- Motion by Elissa Seconded by Beth