

HOA Meeting 3-12-26

Laurie Garrison, president of the HOA, called to order the HOA meeting on March 12 at about 7:05 PM followed by the pledge of allegiance and a moment of silence.

Roll call

All board members were present

President - Laurie Garrison

Vice President - Bobbi Eskey

Treasurer - Adrian Deschaine

Secretary - Vita Loparco

Director - Pete Larocca

Director - Angie Hucknall

There were about 80 residents in attendance.

Comments and announcements

Laurie Garrison opened the meeting by thanking everyone for attending. She reminded residents that the Board is not involved in the operations of Crane Lakes, but an update on the pool and the new rent payment system would be addressed during the meeting. Although as a service to the community's residents, the Board would be doing a demonstration of the new rent payment system and would be able to assist people who wanted help signing up.

Laurie asked everyone to be respectful of their comments or grievances during the Open Forum.

Lost and Found

After last week's Trash and Treasure, a handicap placard was found in the parking lot. It is being held in the office. To claim it, the owner must show their handicap registration as proof of ownership.

Garbage cans

A reminder was given about the garbage cans requirement. The state is requiring that all manufactured home communities put their trash in garbage cans with lids. It's a state requirement, it's not coming from management, Waste Pro, the city, or the county. The state has issued warnings because there are still people putting their trash in bags. If that continues, they may start issuing fines. Since not everyone gets the Courier or Blast, they might not know about the requirements. Laurie suggested that if residents see their neighbors are putting their trash out in a bag to let them know so they don't get hit with a fine.

Treasurer's Report

Adrian Deschaine reported on receiving almost \$15,000 in revenue. The big events include Trash and Treasure, the Valentine's Day party, the hypnotist and also our membership drive.

The expenses offset by about the same amount. The main drivers were the events and charitable donations. Currently the HOA has a net income for the year of \$525.35.

A motion to accept the report was made by Adrian Deschaine and seconded by Bobbi Eskey.

Secretary Report

Vita Loparco reported the minutes of the January 8 meeting are posted on the website.

A motion to accept the report was made by Vita Loparco and seconded by Angie Hucknall.

January Open Forum Answers

Laurie Garrison gave an update on January's Open Forum questions on last year's Volunteer's Luncheon and this year's Trash and Treasure.

Bonnie Barich had requested that the Board pay for the Trash and Treasure volunteers to have their own pizza party since that committee's volunteers were not included in last year's Volunteer Luncheon. The Board did not approve their request because it decided there might be other people who were inadvertently left out last year and it would be too challenging to go back and correct those errors. The Board will work to make sure that all of the volunteers of this year's committees get invited to this year's Volunteer Luncheon. Anyone that is chairing or hosting an event was asked to please make sure to get the Board its list of volunteers so they can be invited.

Bonnie Barich also had requested that Trash and Treasure organizers each receive one free table. The Board did not approve that request because it had previously decided that chairs and hosts of other events would not receive free tickets to the events they were hosting.

HOA Membership

Bobbi Eskey reported that new this year and starting with this meeting, the Board would have a \$50 drawing for HOA members in attendance at the meeting. Members must be present to win, and the drawing would take place at the end of the meeting.

Bobbi also reported that once the HOA membership reaches 400 people, membership would celebrate with a \$100 drawing.

She said there are now 286 members for 2026. There were 319 total last year. So in two and a half months, membership is at about 90% of last year's mark.

Email Addresses

Adrian Deschaine shared a couple of new Board email addresses. She said they're listed in the Blast.

- To contact the Board, email: CLHOA.board01@gmail.com.
- To submit to the Blast, CLblastinbox@gmail.com. Use this email to be added to the weekly newsletter. She also requested that Blast submissions be sent by Friday night for Monday inclusion.
- New Treasurer email: CLHOA.treasurer@yahoo.com.

New Website

Pete Larocca gave an update on the new website. Last year the website proposal was well received so he continued creating the web pages for the new site. He said there are now several Board members who can manage and maintain the site. There are some final updates and testing to be done, but the plan is to roll it out by the next HOA meeting in May. Pete thanked everyone for waiting and for their input. The Board will communicate the release of the website through the Blast and the Courier. Also, once everyone has time to look at it, we would welcome some feedback.

Pool Update

Vita Loparco reported on the status of the pool. She stated the pool was closed for several weeks due to a problem with the pool motor. After evaluating the condition of the motor, management decided to replace it and ordered a new motor in February. However, shipping was delayed due to the poor weather conditions across the country. The motor was delivered and has been replaced. A few days were needed to balance the chemicals, and the pool is now open.

Clubhouse Renovations

Vita Loparco announced that the clubhouse will be undergoing renovations. The ballroom will get a new coat of paint and new carpet. Since the tables and chairs are

more sturdy than new chairs, they will be refurbished. The schedule has not been set, but it will begin sometime after Easter, April 5. The refurbishing will continue through the other rooms, including the library, craft room, card room, billiards room and bathrooms. The Board has not heard the plans for the kitchen. The exercise room was already done a few years ago so that room will not be remodeled. At this point, the Board does not know how the renovations will affect any events.

Activities

Angie Hucknall reported on past and future activities. She mentioned how much she enjoys being Activities Chair and hopes everyone is enjoying the events as well.

- Friday, March 13 is Music of Your Life.
- March 21 is the annual Spring Craft Fair and Bake Sale and donations of baked goods will be accepted on Friday, March 20.
- March 22, Sunday, is Meet and Greet from 3-5.
- April 25, An Evening of Comedy with two comedians is scheduled. Tickets go on sale April 13 for HOA members at \$20, and the following week at \$30 for nonmembers.
- Another trivia night may be scheduled in May.
- In June a music trivia night, run by Michele Steinke, will be scheduled.
- There will be a free HOA member barbecue for Independence Day on Friday, July 3 with a rain date of Sunday, July.
- In October, there will be a scavenger hunt and Halloween dance with John Singer and his band.
- November 28 is decorating for Christmas.
- December 5 is the Christmas dance.
- December 31 is the New Year's Eve dance.
- In January or February, there may be a Neil Diamond impersonator.

Angie asked the members to let her know if they want a specific event.

Lunch and Learn

Laurie Garrison reported that the April 20 Lunch and Learn will be presented by Cruise Planners.

Open Forum

Kathy Hackett commented on the pool. She had spoken with Chris regarding keeping an extra pump on hand. This is not a good idea as the warranty starts upon purchase. If the second one is needed a year later, one year of the warranty would be wasted.

Michele Steinke asked about getting a professional sound person to service the sound equipment. When there's a lot of mumbling, many people can't hear the questions that are being asked.

Laurie introduced corporate management president Craig Wells to answer questions on the new payment system. Craig provided background on himself. He started with the Beck family when he was in his 20s and is president for the company that owns Crane Lakes.

- Many residents expressed concerns and asked questions. Among these were:
 - Is it possible to pay by check?
 - Can residents be forced to use the new system?
 - Is it necessary to notify the bank to cancel the old system's withdrawals?
 - Jim Mayberry stated many are concerned about using a new system, especially people who have lived through the experience of getting accounts hacked and asked that management give the residents a chance to adjust.
- Craig's responses included:
 - Craig explained that with the current system, when a resident signs up for ACH, they surrender a blank check. There are many touches of the check information and more ways for banking information to be compromised. The new system uses a secure server.
- People who are currently on automatic withdrawal need to sign up for the new system. The only difference from the current system is that residents enter their information themselves rather than giving Crane Lakes a paper copy. Residents can choose the date for withdrawal, from the 1st through the 5th.

- Craig said it is not necessary to inform the bank of the change.
- Craig stated there are 230 people who have already signed up. He said as of March 31, all direct debits through the office will stop. Payments can be made by check or ACH without fees. Debit card payments will incur a flat fee of \$6.95 and credit card payments will incur a 3.5% fee.
- With the new system, residents could contact management with trouble tickets. This is a direct connection to management that goes beyond just coming in to see Vicky. He gave an example of a sprinkler problem. A picture could be taken and submitted through the website. The office would receive the information and act on it.
- David Little said the sign-up process was easy. He wanted to make a change, went in and made the change. He said if he could do it, others could.
- At the conclusion of the Open Forum, Laurie Garrison said she would go over the step-by-step details if anyone wants to stay.

Adjournment

The next HOA meeting is Thursday, May 14 at 7:00. If the ballroom is closed due to construction, we may have to make an adjustment and would let residents know through the Courier and the Blast.

With no other business the meeting was adjourned at 8:10

After adjournment, the membership drawing was held. Bobbi Eskey asked Craig Wells to draw the ticket and Sue McLaughlin was the lucky winner.