

HLCA Meeting Minutes

HLCA

Date October 20, 2025

Time: 7:00pm

Meeting called to order by: President Julie Mathewson

Call to Order

Pledge of Allegiance

Roll Call - Present: President, Julie Mathewson; Vice President, Mike Town; Secretary, Janet Rennie; Treasurer, Joe Rhyne; Directors: Margaret Boyer, Keith Butler, Daryl Lang, Mary Jenuwine, Ann Gonsler. Friends of the Hubbard Lake Center representatives present: Phyllis Vander Vlucht and Mary Jane Barkley. Community guest 7.

Minutes: Meeting minutes from 09/15/2025 Regular Board Meeting read by Janet Rennie. favor, motion carried. 10/16/2025 Special Meeting to Approve RUSH Invoices read by Janet Rennie. Motion to accept 10/16/2025 special meeting minutes by Ann Gonsler, seconded by Mike Town. All in favor, motion carried.

Financial Report: HLCA financial report for September 2025 read by Joe Rhyne. Motion to accept HLCA financial report made by Mike Town, seconded by Daryl Lang. All in favor, motion carried.

Public Comment: None

Old Business:

Construction Update-Ann Gonsler reports Jim DeRocher will be working on the Septic field and side walk before weather changes, waiting on the permit from Health Department, which is meeting on Wednesday. Bathroom partitions are ordered, plumbing is completed in both bathrooms, drinking fountain has been installed, AED will be mounted in hall between the library and community center, mirrors need to be ordered, fire extinguishers to be mounted.

Doug Gonsler has built a shelf for pressure tank and placed plastic around the utility sink for splash protection. Conference table has been moved into the conference room.

Julie Mathewson reports gas meter has been installed, furnace is running, testing and balance has been completed. Jim DeRocher has completed the top row of blocks on the building. LVT/vestibule carpet & and base board are completed.

Keith Butler reports kitchen cabinets will be ordered after remeasurements are done when sinks are installed. Keith will meet with Pure Water Well tomorrow. Wire is in place for pump hookup, will keep Fire Dept aware of when change over will happen. Power has been hooked up for front entry doors.

Reimbursement to Doug Gonsler of \$103.12 for supplies used to build/install shelf and FRP board surround for utility sink. Motion made to reimburse Doug for \$103.12 made by Joe Rhyne, seconded by Daryl Lang. All in favor, motion carried.

Construction Invoices to Approve-Julie Mathewson presented invoices for review/approval.

Invoices to be approved

Payment to:	Invoice #	Date	Amount
Bruce Dietz Developer	N/A	09/16/2025	\$67,000.00
Fitz's Carpet Service	N/A	10/14/2025	\$10,120.00
Omega Electric	36150	09/15/2025	\$4,002.50
Wilson & Sons Septic	27189	10/02/2025	\$140.00
Total Amount to be approved			\$81,262.50

Motion to approve invoices totaling \$81,262.50 made by Joe Rhyne, seconded by Keith Butler. All in favor, motion carried.

Property Tax Exemption-Keith Butler states Property Tax exemption paperwork has been prepared by attorney HertzSchram and will be sent to the Caledonia Township assessor in the next few weeks.

Fire Department Lease-Keith Butler updated HLCA and HLVPD have been going back and forth for several months without a mutual agreement. We have been working with the Fire Department for 70 years and will continue to do so. The HLCA board approved an email to Mike Eller, which Keith Butler will send.

Library Lease-Joe Rhyne reports he is working on a lease with the Alcona County Library that will be \$600/month then will increase to \$1,000 after the first year. HLCA will provide utilities to

Library without charge. He is working on daily housekeeping and snow removal details for the contract.

New Business:

Margaret Boyer reports HLCA outreach is on hold until new building completed. Margaret is working with the groups "Alcona Domestic Engineers" and "Hubbard Lake Lady Learners", who are trying to promote the ladies only Christmas party at Hubbard Lake Connect. Ladies party will be a time to get together and have lunch.

There will be a free public workshop on grant writing on November 6 at the new Sunrise Center in Lincoln. Margaret Boyer and Ann Gonsler will be attending.

Giving Tuesday-Julie Mathewson advised that CFNEM will not be promoting Giving Tuesday as they have in the past. CFNEM will still accept donations to HLCA's "Friends of the Hubbard Lake Center" fund. Julie is requesting assistance to come up with ideas to market HLCA for Giving Tuesday. In the past four years of participation, HLCA has received a total of \$71,125.00 in donations. Margaret Boyer is working on flyers.

Public Comment: None

Motion to adjourn made by Margaret Boyer seconded by Ann Gonsler. All in favor, motion carried.

Meeting adjourned at 7:39 pm

Respectfully submitted

A handwritten signature in black ink, appearing to read "Janet Rennie". The signature is written in a cursive, flowing style.

Janet Rennie

HLCA Secretary