



**2026 Hanson Harbor Homeowners Association Meeting Minutes
May 23, 2026**

1. Welcome and Introductions:

The meeting was called to order at 10:02 a.m. by President Lynn Trantow. Everyone was welcomed and thanked for attending.

Jay Graham was introduced as the new Treasurer and Melissa Schade was introduced as our Communications Coordinator. Colton Hoppe, although not present, was also introduced as our new Water System Administrator.

2. 2025 Minutes:

The minutes from the May 24, 2025 meeting were approved.

3. Treasurer's Report:

Jay Graham presented and explained the financials for the HHHOA, including the 2026 projected budget overview. There was a conversation about billing and the way in which it has been done in the past.

MOTION: Water meters will be read in April and HOA bills will be sent out in May. This was seconded and approved.

Please note this *important change!* For this year, to adjust to the revised timeline, Colton Hoppe will read the meters and **water bills will be sent out in July**. We will begin the new timeline next year with *both* HOA due and water usage fees invoices sent in May 2027.

To create efficiencies and modernize payment methods, Jay would like to institute using credit cards and ACH, reducing the usage of personal checks and mailed payments.

4. Water System:

Colton Hoppe is on track to become our new Water System Administrator. He still has a couple of classes - maintenance and calibrations - and tests to pass to be in full compliance. In the meantime, Adam from Adage is ensuring the system is up to date and working as it should.

Media filter replacement will be the next major expense. Usually, the media lasts approximately 5 years; we are going on 7. It will cost about \$50,000 to replace. We had a problem with the well in that the pump went out and had to be replaced. Repairs were made on the PLC materials and now everything is up to date.

When considering conservation, leak detection and remote monitoring of your water system, Melissa mentioned there are several affordable options including [Flume](#), [Leakbot](#) and for Sprinkler control, [Racchio](#).

5. Firewise Program:

The [Firewise Program](#) is a national program starting in 2022. Guy Gifford came out to give suggestions as to what to do in order to receive grant money for this program. Unfortunately, the grant has dried up, but the HHHOA is now funding it. By having this program in place, insurance companies are apt to continue covering our area.

It was suggested that we hire someone to come in and do some clearing. No decision was reached. Homeowners can also [work with the DNR](#) and do an individual home assessment to ensure our houses are more protected from fire.

We can't necessarily prevent a fire, but we can do things to slow it down, such as remove flammable vegetation such as bitter brush, rabbit brush and sage brush from our lots. (*8)

There was a short discussion about obtaining a generator, but that conversation was tabled for another time.

6. Nominations and Elections:

President: Bill Foster
Vice-President: Cala Truett
Treasurer: Jay Graham
Secretary: Corrine Graham
Board of Directors: Tom Balerud
Board of Directors: Mark Wyborney

As President, Bill Foster will be added to the financial accounts at Wheatland Bank and Lynn Trantow will be removed.

As a reminder, the HOA Board can be reached by emailing hansonharborhoa@gmail.com.

7. New Business:

Our primary source of community information, the website, needs to be updated. Jay Graham has offered to take on that task with the support of Melissa, Dewey and Mason Bray. The team will be looking to move this to a platform that doesn't require Dewey's

level of IT technical expertise and can easily be managed by any member moving forward.

8. Announcements:

The 4th of July parade will be at 10:30 a.m. on Saturday, the 4th with a potluck **immediately** following the parade. **Peterson's will be providing free hot dogs, chips, etc.** Please bring your own beverages and chairs. Mike Trantow will be providing music.

It was suggested that the parade route now also include the "upper" road rather than just the "lower" road going to the boat ramp.

- **A reminder for this 4th of July: *FIREWORKS ARE ILLEGAL* in Lincoln County and pose a huge risk to our community. Please don't turn your celebration into our evacuation.**
- **Homeowners, please make your guest aware of this as well. Thank you!**

Save the date!

Next year's meeting will be Saturday, May 22nd at 10:00 a.m. on the lakeside of Melissa and Nathan's home: 17025 Columbia View Dr. East.

9. Adjournment:

The meeting was adjourned at 11:10 a.m.