

Town of Crystal Bay

Finland Home Solutions

Clair Nelson Community Center

Minutes

August 6th, 2025

I. Open Meeting

- A. Housing Commission Members Present: Rachel Clark(present), Colby Abazs(present), Charlotte Hughes(present), Sarah Mayer(Zoom), Mike Miller(present). Quorum is satisfied.
- B. Other people in attendance: Lise Abazs, Jonathan Beauchane, BJ Kohlstedt, Stacy Breden(arrived later).
- A. Mission Statement
MOTION: To start meetings of the Crystal Bay Township Housing Commission by reading the mission statement of the Commission which will be drafted by Mike Miller for consideration at the next regular meeting. Motioned by Rachel Clark, Second by Charlotte Hughes, passed unanimously by roll call: Rachel Clark(Aye), Colby Abazs(Aye), Charlotte Hughes(Aye), Sarah Mayer(Aye), Mike Miller(Aye).
- B. Review and approve agenda
MOTION: To approve the August 6th Agenda. Motioned by Colby Abazs, Second by Rachel Clark, passed unanimously by roll call: Rachel Clark(Aye), Colby Abazs(Aye), Charlotte Hughes(Aye), Sarah Mayer(Aye), Mike Miller(Aye).
- C. Review and approve July 2nd regular meeting minutes
MOTION: To approve the July 2nd Home Solutions Monthly Meeting Minutes as amended. Motioned by Rachel Clark, Second by Sarah Mayer, passed unanimously by roll call: Rachel Clark(Aye), Colby Abazs(Aye), Charlotte Hughes(Aye), Sarah Mayer(Aye), Mike Miller(Aye).

II. Town Clerk

- A. Resolution 8.2025.01 Establishing a Planning Commission was read aloud.
MOTION: To adopt Resolution No 8-2025-01 establishing the Housing Commission chair and meeting dates. Motioned by Colby Abazs, Second by Rachel Clark, passed unanimously by roll call: Rachel Clark(Aye), Colby Abazs(Aye), Charlotte Hughes(Aye), Sarah Mayer(Aye), Mike Miller(Aye).
- B. Comprehensive Plan
 1. A hearing was held on 8/4 The Planning Commission board will recommend approving the revision at the September Town Meeting. Once it is adopted Clerk Breden will supply the Housing Commission with copies.

III. Budget Planning

- A. Lise Abazs(Town Treasurer) presented where the commission's current finances stand included grant money spent to date and total funds available to support ongoing expenses and efforts of the Housing Commission.
- B. Funds Available: \$17,392.78
 1. Remainder of funds already in the bank; \$12,392.78
 2. Remainder of the RSDP grant; \$5000 not yet in the bank but already secured.
- C. MOTION: To adopt a proposed budget for Aug 1 2025-March 31 2026 as follows: Total \$17,392.78
 1. Township Overhead; \$5000
 2. Per diems and Mileage; \$2400
 3. Admin Board Members wages; \$4800

4. Meeting and Other expenses; \$700
5. Project Board Member wages and other expenses; 4492.78

Motioned by Colby Abazs, Second by Rachel Clark, passed unanimously by roll call: Rachel Clark(Aye), Colby Abazs(Aye), Charlotte Hughes(Aye), Sarah Mayer(Aye), Mike Miller(Aye).

IV. Team/Work Group Updates

A. Septic Alternatives & Wastewater Team - Priority

1. Survey: Didn't get a whole lot of surveys filled at the softball tournament but got a lot at the farmers market. More outreach to come and setting up drop box at the Finland Coop. No specific deadline but looking for a critical number of filled surveys to get good data, goal of 50 by end of August.

B. Community Land Trust Team - Priority

1. Rachel still needs to send the letter to One Roof Housing. Rachel read a draft of the letter for review by the Commission Board. The Board is supportive of the letter and wants to request a letter of support from Matt Johnson with the Lake County HRA to send alongside our letter.

C. Maintaining & Expanding Existing Housing Capacity - Priority

1. Colby will be the Board point person for this team and B.J. Kohlstedt will connect with Supervisor Nikula about ongoing efforts and how that effort could collaborate with the Housing project.
2. Charlotte will follow up with Annie about the list of contractors.

D. Momentum Team - Ongoing

1. With funding secured for about 8 months this is a lower priority but still necessary to enable these long term efforts.
2. Rachel Clark will research potential grant opportunities.

E. County Team - Ongoing

1. BJ Kohlstedt gave a report on topics covered in recently attended meetings.
2. The rehab program has been overwhelmingly successful which is great for advocating for an increase to the project but the available funds are already accounted for.
3. The Roses Road campground is now exploring two permanent foundation yurts with a new septic for short term vacation rentals. The conditional use application is in progress. The hearing is Monday Aug 18th at 6:20pm in Two Harbors.

MOTION: To empower Charlotte Hughes to submit a written comment to the Lake County Planning Commission sharing the Crystal Bay Housing Commission's concerns including but not limited to; The Crystal Bay Housing Commission is supportive of increased access to residential homes for long term residents. This proposed project is trying to use land zoned for residential use for short term accommodations which will change the character of the land away from potential residential use. Motioned by Colby Abazs, Second by Rachel Clark, passed unanimously by roll call: Rachel Clark(Aye), Colby Abazs(Aye), Charlotte Hughes(Aye), Sarah Mayer(Aye), Mike Miller(Aye).

4. Rachel Clark and BJ Kohlstedt will continue to attend the Lake County HRA and Planning Commission meetings.

F. Dream Team - Ongoing

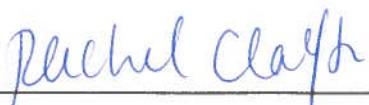
1. ESMC Updates & Work Time: Ursula Lang emailed some updates which were available to all attendees.
2. MOTION: For B. J. Kohlstedt to work with Scott Robinson to provide general advice on septic's for a clustered housing project with a budget of \$200. Motioned by Rachel Clark, Second by Charlotte Hughes, passed unanimously by roll call: Rachel Clark(Aye), Colby Abazs(Aye), Charlotte Hughes(Aye), Sarah Mayer(Aye), Mike Miller(Aye).

V. Upcoming

- A. Next Housing Commission Meeting: Wed, 9/3/25, dinner at 6, meeting 6:30
- B. The Housing Commission will have an informational display table at the Booya.

VI. Adjourn

MOTION: to adjourn. Motioned by Colby Abazs, Second by Rachel Clark, passed unanimously by roll call: Rachel Clark(Aye), Colby Abazs(Aye), Charlotte Hughes(Aye), Sarah Mayer(abstain), Mike Miller(Aye)



Rachel Clark -Chair

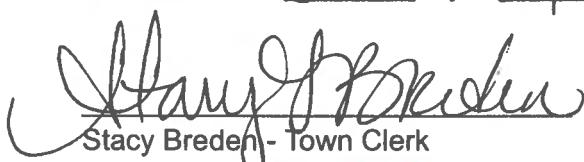


Sarah Mayer- Vice Chair



Colby Abazs- Secretary

Attested to this 3rd day of September 2025



Stacy Breden

ORIGINAL