

Town of Crystal Bay

*Finland Home Solutions
Clair Nelson Community Center*

Minutes

September 3rd, 2025

I. Open Meeting

- A. Housing Commission Members Present: Rachel Clark(present), Colby Abazs(present), Charlotte Hughes(present), Sarah Mayer(present), Mike Miller(absent). Quorum is satisfied.
- B. Other people in attendance: Bethane Bair, Bozena, Tracy Chaplin, Stacy Breden(arrived later).
- A. Mission Statement
MOTION: Revisit at next meeting since Mike was not in attendance. Motioned by Rachel Clark, Second by, Sarah Mayer, passed by unanimous consent.
- B. Review and approve agenda
MOTION: To approve the September 3rd Agenda. Motioned by Rachel Clark, Second by, Sarah Mayer, passed by unanimous consent.
- C. Review and approve August 8th regular meeting minutes
MOTION: To approve the August 8th Home Solutions Monthly Meeting Minutes. Motioned by Rachel Clark, Second by, Sarah Mayer, passed by unanimous consent.

II. Town Clerk

- A. Lake county is starting to review vacation rental applications and Crystal Bay Township will receive copies. Stacy will pass them along to Housing Board Members

III. Town Treasurer

- A. Aim to receive quarterly budget updates from the Town Treasurer. Next one will be in November

IV. Team/Work Group Updates

- A. Septic Alternatives & Wastewater Team - Priority
 1. Survey: Got a bunch more filled out although some people just wanted the strawberry incentive. Next meeting we will decide who will table the Booya.
MOTION: Charlotte and Sarah will table one more market, Sept 18th. Motioned by Colby Abazs, Second by, Sarah Mayer, passed by unanimous consent.
 2. Rachel will draft a request to the ESMC septic researcher asking for some analysis of the research collected reframing the Cook County ordinance as a proposal we could submit to Lake County.
- B. Community Land Trust Team - Priority
 1. Rachel read the draft letter of support we will ask Matt Johnson with Lake County Housing Authority to sign.
- C. Maintaining & Expanding Existing Housing Capacity - Priority
 1. HRA Home Rehab Program: At least 3 awards will go to Finland People and non licensed contractors can do the work with special conditions.
 2. Nikula: Has been reading the reports that the Town Board receives and might be interested in attending some future meetings.
 3. There is a contractor list of "Approved Contractors" associated with the HRA Home Rehab Program. Charlotte will connect with Jonathan to continue work on the contractor list.
- D. Momentum Team - Ongoing
 1. Still need to look for grant opportunities but have access to resources to find potential options.
- E. County Team - Ongoing
 1. Wilderness Glamping conditional use permit was denied. The first time they applied to start a campground which was denied and then this slightly different proposal of two yurts was brought forward. They were trying to establish two vacation rentals outside the already existing short term vacation system that is already maxed out. The applicants stated an intent to appeal the decision.

2. MOTION: Rachel will draft a letter stating the Housing Commission general interest in long term rentals not short term vacation rentals like Interim Use I-25-023r and asking for the renewal to be for the minimum length. Charlotte will review the draft. Motioned by Colby Abazs, Second by, Rachel Clark, passed by unanimous consent.
3. At a later meeting we will draft a decision matrix to help this Board decide how to respond to short term rental applications.
4. HRA Meeting: not much of note. Next HRA meeting Rachel will present our request for a letter of support.

F. Dream Team - Ongoing

1. In process of making schematics for new housing that is in the "characture of Finland" settling on 4 clustered homes on a large lot but with shared infrastructure. Presented a concept to Wolf Ridge Board committee since they might be interested in engaging in a project like this on their land. BJ also met with Scot Robinson who is confident that the potential piece of land could accommodate a sufficiently sized septic. Tracy will inquire if Ursula can come to a future meeting to look over the design together.

V. ESMC Updates

- A. Ursula sends regrets about not attending.

VI. Open Discussion

- A. Laura Paterson is looking for housing for her dad in Finland, Posted on Facebook. Individually we will reach out to Laura and see if they found a home or if there are ways we can help connect them with potentials.
- B. In a future meeting explore ways that the Finland Housing Solutions might be able to develop and support a "matchmaking" service for area folks to offer what they can and ask for what they need.

VII. Adjourn

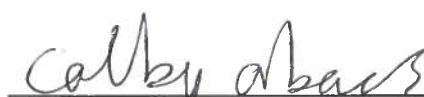
MOTION: to adjourn. Motioned by Rachel Clark, Second by Sarah Mayer, passed by unanimous consent.



Rachel Clark -Chair

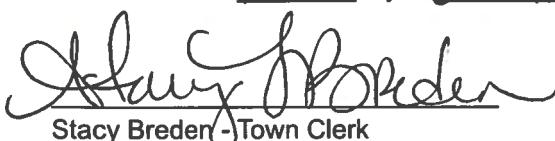


Sarah Mayer- Vice Chair



Colby Abazs- Secretary

Attested to this 1st day of October, 2025



Stacy Breden -Town Clerk