

C.L.B.A. BOARD MEETING MINUTES

September 14, 2016

The meeting was called to order at 7:04 p.m. by Christine Ryder.

ATTENDEES:

Dave Brown	Jody Colangelo
Terry Colby	Cathy Phillips
Anne Huffman	Mike Kirchwehm
Christine Ryder	

ABSENT:

Barrett Barcroft	Rocco Liace
Mark McDonald	Dan Myros
James Rosek	

GUESTS:

NONE

BUSINESS SECRETARY'S REPORT:

- 30 day letters have been sent to all delinquent homeowners giving them notice to bring their Assessments up to date or they will be receiving a letter from our Attorney.
- Cathy spoke with Candace at Advanced Disposal and there are still a large number of our Members that need to call and make arrangements for their garbage bills starting October 1st. After much discussion it was decided that Cathy will place flyers on any garbage cans that will be placed at the side of the road starting Monday, September 19th reminding the homeowner to call and make arrangements to have the bill sent to their home

TREASURER'S REPORT:

- Christine reported that she still has not met with Dan Myros to turn over the Treasurer's books to him. She will have a Treasurer's report by Friday, September 16th and she will email it to all the Board Members.

SECRETARY'S REPORT:

- Jody made the motion to accept the minutes from the August 2016 meeting amending the minutes to read that the improvements to the gate area at the beach to be made so that the beach area will be more readily accessible to all homeowners, this was seconded by Mike. All Board Members were in agreement – Motion passed.
- Terry will be picking up the Boat Launch keys on Thursday, September 15th and Cathy Phillips volunteered to keep the keys and the boat launch tags at her home so they will be readily available to homeowners that need them. All the paperwork and information for the current keys needs to get to Cathy as soon as possible. Terry suggested that the deposit on the key be placed at \$15.00 to match the cost of the new keys
- Terry brought up the streetlight on Grapevine at the walkway between Grapevine and Prospect. ComEd reported that the streetlight shade had been blackened at the request of one of the homeowners that the light was shining too brightly into their bedroom windows. The Board asked Terry to contact Liz at the Township Office to request that the shade be replaced to the original as this light is for the safety of our residents going to and from Grapevine and Prospect and that only the Township and the Association Board have the authority to make any changes to the light.
- Terry confirmed with Cathy that the 1120H needs to be filed by September 15, 2016

LANDSCAPING/BEAUTIFICATION REPORT:

- Jody will contact the 2 Contractors that presented bids for the rip rap at the beach as well as looking for a third bid to get updated bids. The parameter of the bids to be exactly the

same for each Contractor so the Board has a clear idea as to which Contractor to hire. These bids to be available for our October meeting so that a contract can be put in place to have the work done over the 2016-2017 winter.

- Bill Chase will be contacted to remove the garden at the beach per his bid.

BOAT LAUNCH COMMITTEE:

- There was nothing new to report for the September meeting.

BY-LAWS COMMITTEE:

- Terry will either be hand delivering or mailing any By-Laws amendments and ballot to any homeowner that has not received them at this time.

OLD BUSINESS:

- Anne will prepare the newsletter and Terry needs to get the minutes from the Annual Meeting to her as soon as possible so that she has the information to put into the Newsletter.
- Cathy will get the phone number registered for the cell phone that will be available to contact Board Members and will email this number to each Board Member. Anne will put this number and the new website information and email into the newsletter.
- Jody will continue to work on getting 2 additional bids for an Accountant as the October 1st deadline to have an Accountant in place is fast approaching.
- Several Board Members volunteered to help stuff and mail the newsletter once Anne has it done and it is printed.
- Terry asked if our Work Comp, General Liability and Directors and Officers policies have been paid and Christine said checks were going out on Thursday, September 15th.

NEW BUSINESS:

- Dave Brown indicated that there are 4 old cameras that would be available to give away on a first come basis.
- Mike will pull the life ring from the beach and store it in the shed.
- Mike will also get keys made for the garage door on the shed and make sure each Board Member has one.
- Mike also let Cathy know that Sandy Meyer called and is in need of a Boat Launch key when we get the new ones and beach tags for her Renter on Prospect.
- The Board decided that the 3 signors with Waukegan Lock and Safe will be Christine, Cathy and Terry. These will be the only Board Members that have the authority to place orders for more Boat Launch keys. All 3 signed the signature card and Terry will be delivering it to Waukegan Lock and Safe when she picks up the new Boat Launch keys.

As there was no additional business to come before the Board, Anne made a motion to adjourn the meeting at 8:15 p.m., seconded by Terry - Meeting adjourned.

**NEXT MEETING DATE WILL BE SET OCTOBER 12, 2016 AT CATHY PHILLIP'S
7:00 PM**

Respectfully submitted
Terry Colby, Secretary