

Minutes of the Channel Lake Bluffs Home Owners' Association Meeting August 15, 2017

The meeting was called to order at 6:30 PM at the beach. Annual walk of CLBA common areas was done. Meeting to go over business at hand began at 7:29 PM at Cathy Philips house.

ATTENDEES:

Christine Ryder
Anne Huffman
Mark McDonald
Dave Brown
Cathy Philips
Jody McCormick

ABSENT:

Rocco Liace
Dan Myros
Terry Colby

MINUTES FROM LAST MEETING:

Meeting minutes from the July 18, 2017 meeting were reviewed. A motion to approve the minutes was made by Dave Brown. The motion was seconded by Mark McDonald. There was no opposition to the motion.

TREASURER'S REPORT:

No report available. There is an outstanding invoice due to Lindstrom for \$330.00.

BUSINESS SECRETARY'S REPORT:

Necessary documents went to the accounting firm, along with the Year End Treasurers' Report and the Check Register from July 1, 2016 through June 30, 2017.

We will be billed for the 1120H preparation for 2017. Cathy will ask Krista if the extension for the 2016 filing of the 1120H has been filed.

SECRETARY'S REPORT:

There was no report available.

OLD BUSINESS:

The boards have been ordered for the benches down at the beach.

Still working on recreating the Boat Launch Maintenance Fund balance to the present. Anne was able to give Christine a copy of the last known balance from the 2013 Annual Meeting Report. As of June 30, 2013 the Boat Launch Maintenance Fund had a balance of \$3,767.52.

We are missing 17 pieces from the piers on the east side of the launch area according to Tom Huffman. He has secured all of the other pieces with zip ties and submitted a receipt for reimbursement of the zip ties.

No By-Laws update.

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The Rip Rap Project at the beach was denied. Captain Rod was called to see what was happening. He is going to be taking care of what is needed to get things moving again. Rip Rap won't be installed until after the water level drops.

NEW BUSINESS:

Notes from the Common Areas walk:

1. The Beach License has expired. Need to do renewal.
2. The CLBA Sign near the emergency gate needs to be reinstalled as it was removed when the leveling was done.
3. There is gang graffiti that needs to be removed from the CLBA Beach Garbage Can.
4. There is PVC piping and a chain that needs to be removed from the south end of the beach front.
5. There will definitely need to be additional sand installed on the beach, especially on the north end by the brick wall.
6. The Board discussed installing a new bench in the park where the anchors are already at in the ground between the north end of the beach and the swingset.
7. The Board was unable to check the inside of the shed as none of the present Board members had a key to the new door with them.
8. There is a sign leaning up against the west side of the shed that need to be mounted on a 4x4 post on the beach front facing the water.
9. The fence that used to mark the north walkway to the park was removed by Mr. Barcroft and makes the walkway appear to be part of Mr. Barcrofts yard. There is a concern that was are paying the landscape company to mow it and they are not. The Board discussed that the fence needs to be reinstalled to mark that walkway as it is part of the land entrusted to us and member are probably not aware that it is ours to use, as it appears to be part of Mr. Barcrofts' property.
10. The fence on the south side of the 20 foot Woodbine property is in need of some TLC. Ask Terry Colby about the maintenance for this fence.
11. There was a bog in the middle of the Boat Launch Ramp that was going to need immediate removal before it takes root.
12. The driveway at the Boat Launch has not been seal coated this year, and is going to need to be done before winter.
13. There are vinyl siding pieces leaning up against the chain link fence in the walkway that connects Grapevine to Prospect. It appears to match the new siding that has been installed on the old Norris home. This siding is going to need to be removed by the current home owner.

There is a lot of clean-up that is going to need to be done down at the Boat Launch due to all of the rain and flooding. Tom Baran and his sons agreed to help Tom Huffman reposition the wood walkway on the west side of the launch. Steve Kusts' pontoon boat was tied to tightly his pier position on the west bank of the launch and pulled up a post and plank as the water rose that will need to be repaired.

There was an email sent to the Board (see attached) by Betty Knox. Her items were addressed as follows:

1. The meeting date for the Annual Meeting will be inserted on all future documents.
2. Liens were placed on properties. However, they were placed and paid for by John Philips. After placing the liens, John lost the receipt and did not request reimbursement for the cost from the CLBA Board.
3. Christine requested and received a full history from Advanced Disposal regarding our refund payments. With that history, Christine was able to track over \$11,000 that was repaid to the CLBA. Christine will ask Dan about the Workman's Compensation Refund.

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4. It was decided that Betty would be invited to come to one of the monthly Board meetings so that she can review the CLBA 2016-2017 Checkbook records in lieu of being given a copy of it.
5. Christine will be looking into the keys and tags account balances. She will need to ask Dan if there are any key deposit records in Quickbooks.
6. See number 3 above.
7. Notation made in Old Business that accountant now has records.
8. Cathy will be verifying with Krista that the filing for the extension of the 2016 1120H and the report for the 2017 1120H have been submitted and prepared, respectively.
9. Notation made in Old Business that the 2013 Boat Launch Maintenance Fund balance was found and a reconstruction of the account will be done to bring it to date.
10. Could not address concern about late notices being mailed to members as Dan was not in attendance.

ADJOURNMENT:

As there were no further items to discuss a motion was made by Dave Brown and seconded by Jody McCormick for adjournment. The motion passed with no opposition, and the meeting was adjourned at 8:22 PM.

The next meeting is to take place on Tuesday, September 26, 2017 at 7:00 PM in the home of Christine Ryder.