

**C.L.B.A. BOARD MEETING MINUTES**  
**September 26, 2017**

The meeting was called to order at 7:00 p.m. by Christine Ryder.

**ATTENDEES:**                      Dave Brown                      Terry Colby  
   Anne Huffman                      Rocco Liace  
   Jody McCormick                      Mark McDonald  
   Dan Myros                      Christine Ryder

**ABSENT:**                              Cathy Phillips

**GUESTS:**                              Betty Knox

Mark made the motion to accept the August 15, 2017 minutes as presented, this was seconded by Jody, all Board Members voted in agreement – Motion passed

**BUSINESS SECRETARY’S REPORT:**

- Christine reported for Cathy that a Foreclosure notice was received for the Lawrence Murray home on Prospect Ave. She also gave a brief update on the filing of the 1120H. Filings for the years 2014, 2015, and 2016 have been completed and Christine will verify if they have been filed.

**TREASURER’S REPORT:**

- Dan reported the following balances in our accounts, \$25,383.54 in the Checking Account and \$3,600.84 in the Savings Account. Dave made the motion to accept the Treasurers report as given, this was seconded by Terry, all Board Members present voted in agreement – Motion passed
- Dan also reported that now that he has had Quickbooks installed and updated on the new computer he is ready to process and send out the invoices for the annual Assessments.

**SECRETARY’S REPORT:**

- Terry had Christine sign the paperwork to update our Fiduciary Bond with IMT Insurance and voiced a concern that our Bond was lowered to \$30,000. With the amount of money that we have in our accounts and with Assessments to start coming in shortly she requested that the Bond be moved back to \$35,000. Anne made the motion to increase the Bond to \$35,000, this was seconded by Dave, all Board Members present voted in agreement – Motion passed
- Terry also brought to the Board’s attention that there are new homeowners on Grapevine. Christine will contact Cathy to put together a welcome packet and deliver it to the new homeowners.

**LANDSCAPING/BEAUTIFICATION REPORT:**

- Cathy is still working with Mark to get the bench at the beach repaired. Mark was looking into some alternative to the wood that is there to see if something can be found that will hold up better to the weather.
- The rip rap project is once again back on track. Capt Rod will start work on the project as soon as the water goes down
- Anne made the motion to hire Stretar Tree Service to remove the dead trees at the beach and boat launch for \$900.00, this was seconded by Dan, all Board Members present voted in agreement – Motion passed. Jody will contact the Company and get this job completed.

### **BOAT LAUNCH COMMITTEE:**

- Anne reported that there are 17 pier pieces not recovered with the flooding we had this summer. Tom Baran and his family have offered to help get the repairs done at the launch along with Tom Huffman.
- Rocco noted that the sealcoating at the launch was not done this year. The Board agreed that due to how late in the season it is that the sealcoating needs to be done next Spring.
- Rocco noted that the Renter on Grapevine is tying up his boat at one of the slips at the Launch, Terry said she would write a letter to the Landlord and Tenant to advise them that the boat can only be launched and not tied up at the launch.
- It was noted that now the water is down Steve Kust needs to move his Pontoon boat back to one of the end piers once the repairs to the piers has been completed.

### **BY-LAWS COMMITTEE:**

- Terry reported that ballots we have not collected enough ballots to make the requested amendments to the By-Laws. She will put together a list of the homeowners that have not returned their ballots and possibly if each Board Member took a few names we can get these amendments either passed or rejected.

### **OLD BUSINESS:**

- Rocco and Dave will work with Mike Kirchwehm to remove the buoys at the beach.
- Dan volunteered to replace the sign at the beach.
- Mark volunteered to clean up the graffiti on the garbage can at the beach
- Rocco said he will see if he can get the PVC pipe out of the water at the beach.
- It was noted that sand needs to be ordered next Spring once the water is at a low level.
- Mark volunteered to provide posts for the sign at the beach
- The Board discussed the fence that was removed by Barrett Barcroft that bordered his property on the north end of the beach at this time, it was felt that this was an improvement to the walkway and it will be addressed again if Barrett puts his house up for sale.
- Jody will be sure that the Porta Potty gets picked up by the Company providing that service.
- Anne reported that the bog at the boat launch area is gone.
- It was noted at the Annual walk through that the fence the borders our property and the Si's property on Woodbine appeared to be in need of repair. Terry brought to the Board's attention that there is an agreement that was signed by the previous owner and the Board that the maintenance of the fence was the sole responsibility of the homeowner and that if any time the Board deemed the fence a hazard that we can have it removed. A copy of the original agreement is in the Safety Deposit Box at the Bank.

### **NEW BUSINESS:**

- It was noted that a letter needs to be sent to Chris Beaton to remove the siding that is on the Association walkway between Grapevine and Prospect. Terry said she would send a letter.
- Anne made the motion to transfer \$10,000 to the Savings Account, this was seconded by Terry, all Board Members present voted in agreement – Motion passed.
- Dave let the Board know that he will change the sim cards at the beach and boat launch in the Spring and if there have been no complaints he will swipe them clean and replace them.
- It was brought up that it appeared that we had an expired License at the Beach. Terry let the Board know that Lake County did contact Lawrence last Spring to verify that our Beach was in compliance with Lake County. Possibly the renewal License never reached us.

As there was no additional business to discuss the floor was turned over to our guest, Betty Knox. She has gone through the account for the Boat Launch Fund and after all deposits and expenditures were accounted for the Fund actually is in the black in the amount of \$68.97. She has these numbers available for Dan so that he can update the information in our records.

She also requested to see the recorded liens so that we can be sure that John Phillips is reimbursed for filing them. These liens should have been recorded in the Master Book and then put in the Safety Deposit Box. She wants confirmation that this has been done. She also wants confirmation that the 1120H has been filed for the years 2014, 2015, and 2016. She also asked the Board to get an updated list of the Keys and Tags so that we have a correct balance on what should be in that account as this money would need to be returned to any homeowner who sells their home and returns their keys and tags.

As there was no additional business to come before the Board, Dave a motion to adjourn the meeting at 8:20 p.m., seconded by Terry - Meeting adjourned.

Respectfully submitted  
Terry Colby, Secretary

**NEXT MEETING DATE IS SCHEDULED FOR OCTOBER 24, 2017**  
**At Terry Colby's**