

**CHANNEL LAKE BLUFFS ASSOCIATION  
MINUTES OF THE ANNUAL MEETING  
July 15, 2018**

Due to inclement weather on Saturday July 14, 2018 the meeting was held on Sunday, July 15, 2018.

President Christine Ryder called the meeting to order at 8:50 am.

The following Board Members were present, Dave Brown, Terry Colby, Jody McCormick, Mark McDonald, Dan Myros and Christine Ryder

Board Member, Terry Colby, took roll call of all eligible voters. It was determined that there was a quorum of the Homeowners either present or by proxy to have an official Annual Meeting.

The President read off the names of the homeowners who were new to the subdivision since the 2017 Annual Meeting. The new homeowners were Joey Marcomb, Ryan Pennington, Aaron and Andrea Rolla and Larry Wiedenhoft. If the new homeowner was in attendance at the meeting they were recognized and welcomed.

**MINUTES OF THE ANNUAL MEETING JULY 8, 2017:**

Barbara Bettasso made the motion to accept the minutes from the July 2017 meeting as presented this was seconded by Patrick Moroney, all members voted in agreement – Motion passed.

**TREASURER’S REPORT:**

The yearly Financial Report was reviewed by the membership. Betty Knox and Tom Hunter completed the annual audit with Dan Myros and Christine Ryder and found the records presented to be in order but noted some items that need to be corrected before posting on the Association website. A motion was made by Tom Ryder to accept the amended Financial Report as presented, this seconded by Mike Kirchwehm – Motion passed

**OLD BUSINESS:**

The Board noted the following items that have been completed this past year.

- The rip rap project on the north end of the beach was completed.
- Sand has been purchased and spread at the beach.
- The buoys and markers still need to be put in the water. Mike Kirchwehm volunteered to put them in this year and Capt N Rd has been employed to remove them from the water after Labor Day weekend and then will be able to take them in and out every year.
- Due to lack of participation from Homeowners the Subdivision Garage Sale did not take place.
- The Annual report from the Accountant will be put on the website for all Members to view.
- We are still in need of ballots to be returned to amend the By-Laws. Everyone present was asked to get their ballots in as soon as possible and check with their neighbors to be sure their ballots have been returned
- All cameras have received new batteries and memory sticks. Board Member Dave Brown reviewed some of the old memory sticks and found nothing to take action on. Members present were told that if they know of any damage or vandalism to the beach or boat launch to let the Board know so that the memory sticks can be pulled and reviewed.

- The Board thanked Jody McCormick for getting the Porta Potty installed at the beach for the season.
- The emergency phone has been put in the box at the beach. The phone only dials 911 and needs to be left active once a call is placed so that emergency personal can accurately locate the area where we have the emergency.

#### **NEW BUSINESS:**

- **Presentation of new projects:** Four projects were presented for consideration as we currently have \$12,000 available to complete some additional work in the subdivision. They are 1) A pavilion at the beach, 2) A new playground at the beach, 3) Rip Rap for the south end of the beach and 4) New piers for the west side of the Boat Launch. Each Member present was given a card with the 4 choices listed and were asked to rank the projects in the order of importance they felt we should do. These cards were collected and will be evaluated to see which project was felt to hold the most importance to the Members.
- **Boat Launch discussion:** It was announced that Anne Huffman is now the Chairperson of the Boat Launch Committee. After much discussion on how the rental of the piers has been handled the following motion was made by Tom Ryder and seconded by Barbara Bettasso – The rental price for a pier slip for the season will be raised to \$350.00, money needs to be paid by April 15<sup>th</sup> and if the Members' boat is not in the water by June 30<sup>th</sup> the Member will receive half of their money back, they will lose the slip and the next person on the wait list will be offered the slip and will pay the other half of the rental fee. All Members present voted in agreement – Motion passed. It will be put on the website and in the next newsletter that if anyone wants to be put on the wait list that they will need to contact Anne Huffman. Currently we have on the wait list Henry Mikolajuk, John Bettasso, Vivian Levantis and James Rosek.
- **Budget:** The Board presented the proposed budget for the 2018-2019 fiscal year. Tom Ryder made the motion to accept the proposed budget of \$16,960.00, this was seconded by Mike Kirchwehm, all Members voted in agreement – Motion passed.
- **Assessments and late fees:** Tom Ryder made the motion that the Assessment for the 2018-2019 fiscal year be set as follows \$140.00 a year for the house and \$10.00 a year per lot, this was seconded by Mike Kirchwehm – Motion passed with no opposition. A late fee of \$2.00 as set by the By-Laws will be assessed if the Assessment is not paid by January 1, 2019.
- **Election of Board Members:** Retiring Board Members were Dave Brown, Terry Colby, Rocco Liace, Jody McCormick, Mark McDonald, Dan Myros and Christine Ryder. With the exception of Rocco Liace all retiring Board Members volunteered to go back on the Board. Kathy McDonald nominated Betty Knox to serve on the Board, this was seconded by Mike Kirchwehm. Nancy Moroney volunteered to be on the Board also. Tom Ryder made the motion to include Nancy Moroney as a Board Member, this was seconded by Maria De Caussin. As there were no further nominations the Members accepted the Board as presented with the inclusion of Betty Knox and Nancy Moroney.

#### **Floor was opened for additional comments and discussions:**

It was brought before the Board that better communication needs to be established between homeowners and the Board, Christine Ryder noted once again that any Homeowner can email the Board through our website. It was asked that the phone the Association have either have the

voicemail set up or have a service that notifies the Board when a message has been left on the cell phone.

The Board asked for volunteers to step forward at the end of the meeting to perform the 2018-2019 annual audit of our Books. This will need to be completed next July prior to the Annual Meeting. 3 volunteers are required to audit the books. Barbara Bettasso indicated she would help and the Board will contact Caryl Singer and Henrietta Short to see if they will once again audit the books.

Tom and Christine Ryder were the winners of the lottery waiving the House Assessment for the 2018-2019 fiscal year. Congratulations to the Ryder's!

There being no further business for the Members to discuss, Tom Ryder made the motion to adjourn the meeting at 9:57 am, seconded by Mike Kirchwehm. Meeting adjourned.

Respectfully submitted  
Terry Colby, Secretary