

C.L.B.A. BOARD MEETING MINUTES

April 23, 2019

The meeting was called to order at 7:02 p.m. by Christine Ryder.

ATTENDEES: Christine Ryder Dave Brown
Cathy Phillips Anne Huffman
Dan Myros Betty Knox

ABSENT: Jody McCormick, Nancy Moroney

GUESTS: NONE

Dave made the motion to accept the March 19, 2019 minutes as presented, this was seconded by Dan, all Board Members present voted in agreement – Motion passed.

Christine announced that Terry Colby has tendered her resignation to the Board due to family constraints.

TREASURER'S REPORT:

Dan reported the following amounts in the Checking and Savings accounts -
\$11,579.53 Checking Account
\$13,602.90 Savings Account

- Betty made a motion to accept the Treasurer's report, Dave seconded this motion. All Board Members present voted in agreement – Motion passed.
- Dan reported there are currently 9 delinquent Homeowners plus those who receive statements due to chronic non-payment.
- Workman's Comp Insurance paperwork received. Payment due in May.
- Betty to call on Non-Profit Annual Audit paperwork as it has not been received.

BUSINESS SECRETARY'S REPORT:

- Anne made a motion for Cathy to call Lawyers to go to court for payment demand of \$4000 from Joey Morreale, Betty seconded this motion. All Board Members present voted in agreement – Motion passed.
- Betty made a motion for Dan to get all of the info to Krista Piawonka, Accountant to take over the Treasurer duties in Quick Books as soon as possible, Dave seconded this motion. All Board Members present voted in agreement – Motion Passed.
- Cathy sent out (2) Association payment letters – Valloni & Weidenhoff

- Cathy reported that Morreale had hired an attorney who contacted our attorney, John Quinn and stated that Morreale had understood that payment of dues were voluntary.
- Cathy also reported that the Murray property will be sold at sheriff's sale on April 30, 2019.

SECRETARY'S REPORT:

- Cathy volunteered to take over the Secretary position until the end of the term.
- Dave nominated Cathy to the Secretary position, Anne seconded this motion. All Board Members present voted in agreement – Motion passed.

LANDSCAPING/BEACH/BEAUTIFICATION REPORT:

- Dave made a motion to award Lindstrom Lawn care to do the Spring Clean-up (\$300) and weekly contract mowing (\$115) for the 2019 season, Anne seconded this motion. All Board Members present voted in agreement – Motion passed. We have a copy of their Certificate of Insurance on hand.
- Christine to ask Jody to get 3 bids for weed prevention service and present them to the Board at the next meeting.
- At the last meeting, Jody reported that there is a large tree down at the south end of the beach that will need to be removed once the weather gets better. She had received a bid of \$680.00 to take the tree down along with one from Stritar for \$1,200.
- Dave reported that he & Mike Kirchwehm will put in the buoys together BEFORE Memorial Day. Thanks!
- Christine will look through old invoices for replacement swing seats, Google new seats and report back to board.
- Christine will call Capt Rod for a quote for Rip Rap on the south end of the park as voted on by the homeowners at the 2018 Annual Meeting.
- Christine & Cathy set up an appointment survey the Beach & Park. They will report back to the Board on any findings including the need for sand.

BOAT LAUNCH COMMITTEE:

- Anne reported that 6 of 9 applications & payments of \$350 for the 2019 Boat Slip Rentals have been received so far. They have until April 30th to pay and after that, they open slips are awarded via a drawing. The winners will be notified as soon as possible. They will have 2 weeks to send in their application & payment or there will be another drawing.
- Dave made a motion that the Slip Rental be waived for Anne & Tom Huffman for the 2019 season in appreciation of all of the work they have continually been doing at the Launch & Slips including but not limited to repairing the gate, leveling some wood piers, trimming bushes & trees, Cathy seconded this motion. All Board Members present voted in agreement – Motion passed.
- Anne reported that Pavement Solutions starts seal coating after May 15th and that we are on the list for the Boat Launch Ramp.
- Jody will work on getting bids for gravel for the Launch over the grate.

- It was also decided to have ILM treat the boat launch area for weed control. Anne made a motion to go ahead with ILM and Betty seconded. All members voted in agreement – Motion passed. Cathy will call Debra Budyak at ILM to schedule and also get a Certificate of Insurance.

BY-LAWS COMMITTEE:

- Cathy & Christine volunteered to take over getting the By-Laws signed for changes to be made. All Board Members need to help her so this gets done this year and we can move on.

OLD BUSINESS:

- Spring Newsletters went out via USPS. We are working on getting all homeowners emails into the computer so we can save money on printing and postage.
- Phone service is working as we received 2 calls wanting paperwork for home closings.
- Dave reported he will purchase (3) new cameras and sim cards as our current ones are worn as voted on at the March 2019 Board Meeting.

NEW BUSINESS:

- Lawrence Colby passed after an illness battle & Richard Valloni passed suddenly after an accident
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- Newsletter MUST go out the beginning of June
- JUNE newsletter to include:
 - Proxy
 - Annual Meeting info
 - Guide members to www.CLBA.us for
 - ✓ Rules & Regs
 - ✓ By-Laws
 - ✓ Boat Launch info
 - ✓ General CLBA info
 - Nice Neighbor things
 - Parking on one side of street only
 - The Association has an old answering machine for sale
- It was suggested that we add the nuisance phone number to Website
- Christine has updated the Board's Monthly To-Do List and emailed it to each Board Member.
- Christine to update the towing service to 3 current authorized names & numbers

As there was no additional business to come before the Board, Dave made a motion to adjourn the meeting at 8:35 pm, seconded by Cathy - Meeting adjourned.

Next meeting is scheduled for 7:00 pm Tuesday May 21st, 2019 at Cathy's home.

Respectfully submitted
Cathy Phillips, Secretary &
Christine Ryder, President