

C.L.B.A. BOARD MEETING MINUTES

February 17, 2020

The meeting was called to order at 7:01 p.m. at Christine Ryders' house by President Christine Ryder.

ATTENDEES: Christine Ryder
Cathy Phillips Anne Huffman
John Feld
Jody McCormick

ABSENT: Nancy Maroney and Dave Brown

REVIEW PREVIOUS MEETINGS MINUTES:

Anne made the motion to accept the November 21, 2019 minutes, this was seconded by John. All Board Members present voted in agreement – Motion passed.

TREASURER'S REPORT:

\$ 7,306.08 Checking
\$13,603.91 Savings
\$20,909.99 Total

OUTSTANDING INVOICES:

\$ 62.20 To Piwonka CPA for reconciliation and mailings (Inv. #4235)

DEPOSITS TO BE MADE:

\$150.00 (1 check)

Motion was made by Jody to accept treasurer's report, seconded by Cathy. All members present voted in agreement –motion passed.

SECRETARY'S REPORT:

- Cathy reported that names, addresses and invoices of chronic delinquent homeowners were given to CLBA attorney, John Quinn. No response from attorney yet.
- Christine reported that she mailed out a 3rd warning letter to the homeowners that were 1 year in arrears.

LANDSCAPING/BEACH/BEAUTIFICATION REPORT:

Christine reported that the following upcoming tasks be addressed:

- Quotes for sand for the beach before Memorial Day
- Quotes for port-a-potty Memorial Day to Labor Day
- Quotes for seal coating the boat launch (after rip rap & sidewalks done)
- Quotes for lawn care to include:

- Weekly Mowing of ALL CLBA property (park, easements, around signage)
- Monthly raking the sand at the Beach for weeds
- Spraying the weeds on the hill south of the Beach once a month or until they are gone
- Spring / Fall cleanup

WATERCRAFT LAUNCH COMMITTEE:

- John reported that all applications are in and vetted to match CLBA homeowner to watercraft owner to be eligible to rent a slip. There is still one of eight slips available and goes to the next person on the list – Vivian Levantis.
- There was a lot of discussion on how to finish the area around the new boat launch ramp and piers to the East that get very muddy and swampy. John and Christine proposed a type of raised wooden sidewalk over the area. It was decided that it would be too swampy to just fill in with gravel. Christine will get more information, ideas and quotes on that project. She will also talk to Captain Rod to get his ideas.
- Jody suggested that we draw a diagram of the whole area and get some good quotes that would include all aspects of the project.
- John reported that he would contact Rodney from RC2 to see when he planned on dumping some rip rap at the end of the new cement pad as promised. John will install an Orange warning flag on the pier to mark the end of the cement so longer trailers know where it ends.
- Anne asked if John could check into cutting grooves into the new concrete ramp for tires to get better traction. John will ask Rodney.

BY-LAWS COMMITTEE:

Christine is getting the bylaws together to print due to the fact that we do have enough signatures to make the needed changes. It was decided to print and staple them and get three quotes for printing. Motion made by Ann to move forward on the project and seconded by John. All members present voted in agreement – motion passed.

OLD BUSINESS:

- The issue of purchasing a Workers Comp policy was brought up again.
- Christine and Cathy brought up the fact that both our attorney and an insurance agent reported that we did not need that coverage. The insurance agent did research with underwriters and they stated that unless it is written in the original By-laws of the subdivision, and if there are no employees of the subdivision, the coverage is not needed. Jody suggested we check the Annual Meeting Minutes as she thought she remembered that it was discussed and voted on at a meeting. Christine to look into that and report her findings back to the group.

NEW BUSINESS:

- Christine mentioned that there are three homes out of 121 in the subdivision that are currently for sale.
- It was also brought up that Terry Colby has 2 file cabinets with subdivision paperwork in them. Terry and her son will be going through them to see if anything is worth saving. They will shred any unnecessary papers after talking with the Board.
- Christine mentioned that the draft of the spring newsletter from Nancy was done and that a blast email should go out to homeowners that have given us their email addresses. There are about 20 homeowners that contacted the Board through our voicemail service and would still like a hard copy. Therefore, we will mail those out to them.
- Christine brought up the (2) lap top computers that the subdivision owns. John made a motion that we take the older computer in and have it scrubbed of all CLBA information. We can donate it to a cause. Motion was seconded by Anne. Motion was passed with no opposed.

As there was no additional business to come before the Board, Jody made a motion to adjourn the meeting at 8:03 pm, seconded by Cathy – motion passed unanimously. Meeting adjourned.

Next meeting is scheduled for 7:00 pm Wednesday, March 18, 2020 at Christine's home.

Respectfully submitted
Cathy Phillips, Secretary