

C.L.B.A. BOARD MEETING MINUTES

June 12, 2016

The meeting was called to order at 8:35 a.m. by Mike Kirchwehm.

ATTENDEES: Barrett Barcroft
Dave Brown
Jody Colangelo
Terry Colby
Mike Kirchwehm
Cathy Phillips
Christine Ryder

ABSENT: Anne Huffman
Rocco Liace

GUESTS: NONE

BUSINESS SECRETARY'S REPORT:

- Cathy is working with Advanced Disposal on getting our credit taken care of. Cathy has left several messages for our Account Manager and her Supervisor. Cathy will have our Attorney send a letter to Advanced if she does not get a response soon.

TREASURER'S REPORT:

- As Cathy and Christine have been working on getting the Annual Budget prepared a monthly Treasurer's Report was not available for the meeting.
- All Board Members present reviewed the Budget and made suggestions and comments. Christine will get a copy of the revised Budget to the Board Members prior to the Annual Meeting and it was stressed that each Board Member needs to respond to Christine if they see any additional changes that need to be made.
- It was noted that Mike needs to get the information for the Swim Tags and Boat Launch Keys to Christine so that she can complete the Financial Statement for the year.
- The Board Members requested that there be two Budgets presented at the Annual Meeting, one with the Rip Rap Project included and one without so the Homeowners can see what the difference in the two Budgets would be and whether there would need to be an increase in the Assessment to cover the Rip Rap Project.

SECRETARY'S REPORT:

- Jody made the motion to accept the Minutes from the May 21, 2016 meeting, this was seconded by Christine, all Members present voted in agreement – Motion passed.
- Terry had nothing additional to add under the Secretary's report.

LANDSCAPING/BEAUTIFICATION REPORT:

- It was requested that all of the bids we received for work to be done at the Beach be put together so they are available at the Annual Meeting if there is a request from any Homeowner to review them.

BOAT LAUNCH COMMITTEE;

- With Rocco's absence no report was given.

BY-LAWS COMMITTEE:

- Board Members gave the OK to have the presented amendments to the By-Laws be printed up along with a ballot and be made available at the Annual Meeting to see if we can reach as many of the Homeowners that we can. We will then need to either mail or hand deliver the remaining By-Law Amendments and Ballots to all Homeowner's that are in good standing on July 9, 2016.

OLD BUSINESS:

- Shed garage door has been replaced and Cathy was asked to get Keys to all the Board Members.
- The cameras have been received and Dave Brown will get them installed before the July Annual Meeting.
- Lawrence Colby has replaced the damaged box at the Beach and the new phone can now be put in it.
- The buoys have been purchased and we are just waiting their arrival.

NEW BUSINESS:

- It was noted that Leena Ultsch's home on Grapevine which was taken back by the Bank has been sold a new Owner is in the home, his name is David Caruso.
- The following Board Members are up for re-election – Dave Brown, Jody Colangelo, Terry Colby and Christine Ryder.
- Cathy agreed to scan and email copies of the “Green Book” to all Board Members and Christine will get a copy attached to the website for future Board Members to have access to.
- Terry agreed to call Pat Seibert, Caryl Singer, Mike Volkmar, Tom Hunter, Mark McDonald and Lawrence Colby to see if she can get any 3 of them to audit the books prior to the Annual Meeting. Christine indicated that the best dates available to her to do the audit were June 25, or 26th.

As there was no additional business to come before the Board, Dave made a motion to adjourn the meeting at 10:03 am, seconded by Barrett - Meeting adjourned.

THE NEXT MEETING DATE WILL BE SET AFTER THE ANNUAL MEETING

Respectfully submitted
Terry Colby, Secretary