



**MINUTES OF THE ANNUAL MEETING  
July 11, 2020**

The meeting was called to order by President, Christine Ryder at 9:01 a.m.

President Christine introduced herself to the members in attendance. She moved into CLBA in 2002 and has been on the Board since 2014. She started as Treasurer for 2 years and has been the President for 4 years.

Christine Ryder read aloud the CLBA Good Governance & Mission Statement.

All Board members and Trustees present were thanked and introduced:

President & temporary Treasurer - Christine Ryder

Vice President – Jody McCormick

Secretary - Cathy Phillips

Trustee - Dave Brown

Trustee - Anne Huffman

Trustee – Nancy Moroney

Absent was Trustee – John Feld

VP Jody McCormick took the roll call of all CLBA members in good standing. It was determined that there was a quorum by members either present or by proxy to have an official meeting.

VP Jody McCormick introduced and welcomed new homeowners since 2019 Annual Meeting:

Maria deCausin on Prospect

Kevin Markus on Prospect

Jennifer Chamernick & Ryan Koesser on Woodbine

Anand & Shivanni Twells on Woodbine

Dan Kolarik on Grapevine

The Minutes of the July 14, 2019 Annual Meeting were reviewed by all present. Betty Knox noted that page 2 under New Business, item #1 needs to say that \$1500 was to be used for gravel "and repairs". Also under New Business, item #7 on the Watercraft Launch Rules & Regulations, separate Launch Fund. On page 4, item #3, Betty wants "condensed version" to be eliminated and she did indeed read the entire pages. Pat Moroney made the motion to accept the minutes with the noted corrections; Tom Ryder seconded the motion. All members present voted in agreement and the motion was passed.

**FINANCIAL REPORT:** Christine Ryder (acting as the *temporary* Treasurer) presented the *Statement of Accounts* for 2019-2020.

1) Keys & Tags should not be under Income. They should just be in a holding fund because we Refund money when the Keys are returned to CLBA.

2) There was a 1 cent discrepancy from December 2019 under ComEd. It should have read \$95.39 instead of \$95.40

3) The titles of Debit and Credit were transposed on the Check Book Register.

4) Explained expenses:

o Beach Maintenance expenses:

✓ RipRap was done on the south end of the Beach for \$7500

✓ New this year is our Beach License for \$223

- ✓ Sand cost \$2400 to deliver, clean up the weeds at the Beach and spread the sand
  - ✓ Capt Rod charges \$300 each for putting in buoys in Spring and removing in Fall
    - ✓ Mike Kirchwehm, Dave Brown and Erik Kellgren volunteered to do it
- Legal Fees
  - ✓ CLBA Attorney sent out a total of 15 letters to our chronic delinquent members for \$465 which brought in \$3560 in payments. Note: CLBA sent out a 3<sup>rd</sup> invoice and retrieved \$960 in payments bringing a total of \$4520 in lost revenue back to CLBA.
- Landscape expenses
  - ✓ B & E Landscaper now \$140 per week opposed to \$110 from Lindstrom. Lawn, Beach and Spring clean-up look great!
- Watercraft Launch expenses:
  - ✓ New cement pad was laid for \$4950
  - ✓ New cement apron was laid for \$1150
  - ✓ \$6100 was approved at the 2019 Annual Meeting for these expenses

The 2019-2020 Statement of Accounts was presented to the members by Christine and reviewed by all present. There were no questions or objections at this time. Maria deCaussin made a motion to accept the 2019-2020 Statement of Accounts as presented which was seconded by Julie Gange. Motion passed.

Conversation was started on where the Association's available funds could be used and Christine Ryder suggested that we table that discussion for the **New Business** portion of the meeting.

#### **OLD BUSINESS:**

1. Accountant is doing a great job. She had to totally rebuild the CLBA Quick Books program. We are very close to moving forward without any problems.
2. Answering Service is working out fine. We receive approximately 2 to 6 calls per month
3. Website is current. Please visit [www.CLBA.us](http://www.CLBA.us) for all pertinent CLBA info such as By-Laws, Rules and Regs for both General and Watercraft Launch area, Board Meeting minutes and 0Annual Meeting information.
4. Sand delivery was late due to Spring high water
5. Swing set was installed before 1970. Cathy Phillips and Christine Ryder sanded and painted in bright colors. New swings are on back order but should arrive soon.
6. Three picnic tables were purchased for all members in good standing to enjoy. Cost was \$650.
7. The 2 benches that were broken are now repaired and being used by Beach goers.

#### **NEW BUSINESS:**

1. Watercraft Slips have been filled for the season. The current waitlist has 3 people on it – Myrtle Barrett, Pat & Jody McCormick and Jennifer Chamernick. Tammy Rosek said she would like to be added to the list. All members must be in good standing at time of Watercraft Slip Application.
2. Watercraft Launch Project
  - ✓ Christine read a report from John Feld detailing what has been done and what remains to be done to get the launch completely finished.
  - ✓ The first section of concrete was put into place but left an abrupt end which watercraft trailers were getting hung up on.
  - ✓ A second concrete apron was poured and slid into place. The end was better but not perfect.

- Bob Reid made a motion to install a final piece of concrete wider to hold each side of rip rap in place with a cost not to exceed \$6000. This was seconded by Mike Kirchwehm. Motion passed with no members in objection.
- 3. There is a large tree that is uprooted at the far south end of the Beach wetlands that needs to be removed along with a large branch that is hanging from another tree. The quote from Stritar is \$700 for the tree, \$300 for the branch and \$75 for stump grinding.
  - A motion was made by Maria deCaussin to spend \$1075 for Stritar to do the work. This was seconded by Terry Colby. Motion pass with no member exception.
- 4. Christine let the members know that Lake County Health Department Ecological Services will be collecting 2 water samples every 2 weeks starting July 7<sup>th</sup> with the last one being August 31<sup>st</sup>. If they find that the water is not safe, they have given us very large signs to display so our members are aware. She mentioned that this is why we are now paying a \$223 Beach License fee to the County.
- 5. ILM Environments does our Watercraft Launch weed abatement. Per the DNR, the herbicide treatment can only be performed before May 1<sup>st</sup> or after July 31<sup>st</sup>. Our quote for Pondweed and Coontail is \$594.88. Our quote for Duckweed and Wolffia is \$553.91. There was much discussion after Christine read ILM's explanation of what each entails.
  - Mark Papuga made a motion that we spend no more than \$600 on the Pondweed & Coontail treatment only. This was seconded by Julie Gange. Motion passed with no member objection.
  - Erik Kellgren volunteered to look into the weeds at the launch as he is familiar with that kind of thing and will report back his findings.
- 6. Christine informed the members that there is a "Friends of Catherine & Channel Lakes" water quality project going on right now. Their mission is to "return our lakes to pristine condition by controlling invasive plant species, reducing pollution, increasing oxygen levels and raising awareness about how to care for these beautiful lakes". They have a seaweed boat that chops up the plants that they are going to use around the entire shoreline for free this year. Next year, they hope to have a cost for this service. This is just a service announcement so we know what's happening on our lake.

#### **NEW PROJECTS:**

1. CLBA will be 100 years old in 2023. We are looking for people who know the history of Channel Lake Bluffs Association and would be willing to tell their story so we can put it on our website [www.CLBA.us](http://www.CLBA.us).
2. There was a discussion started regarding stalling a slide and perhaps monkey bars.
  - Mark Papuga made a motion to allow \$2500 to improve the CLBA Playground. Erik Kellgren seconded. Motion passed with all in favor.
3. There was a discussion started about a Pavillion with enough room for 4-6 picnic tables. The Board will get quotes for next year's Annual Meeting to see if members are interested in this project.
4. There was a discussion started about the signs at each entrance – one on Grapevine and one on Prospect. The existing signs are in ill repair. Along with needing paint, the posts are rotting out. Membership would like quotes for metal vs wood for next year's Annual Meeting. They suggested that they include "Established in 1923". Christine will try to paint them to make them look better until then.
5. There is a very large Ash tree that is dying right next to our very old Oak tree. It has Emerald Ash Bore.
  - ✓ Pat Seibert said he is familiar with this and will look into what steps we need to take to save our tree.
6. There was a request by one of the home owners, Pat Seibert, next to the pathway between Grapevine and Prospect Avenues to blacktop that area and split the cost three ways, between him, Erik Kellgren, who lives on the other side of the pathway, and the Association.

Pat Seibert made a motion to get quotes for no more than \$6000 to blacktop the CLBA pathway at 5' wide from Grapevine to Prospect. This was seconded by Erik Kellgren. All members voted in agreement. Motion passed. Terry Colby will look into insurance for this project.

7. Betty Knox returned the discussion to the Watercraft Launch. The Watercraft Rules & Regulations should say that if a member loses their key, the replacement fee is equal to the current Watercraft Slip rental fee. She also said that there needs to be a date on the Rules and Christine mentioned it was on the bottom of the second page.
8. Watercraft Slip rental is currently \$350.00. Bob Reid made a motion to keep the price at \$350.00 for the 2021 season. Mark Papuga seconded. Membership approves and motion passed.

### **Proposed Budget**

The proposed 2020-2021 budget was reviewed. Mike Kirchwehm made a motion to keep the Assessment fee at \$10 per Lot and \$140 per house. This was seconded by Pat Seibert. Motion passed.

### **BOARD MEMBER NOMINATIONS**

Cathy Phillips has moved out of CLBA so her position of Secretary is open. All other Board members will remain on the Board. We are in need of someone to volunteer as Secretary and also Treasurer! There were no volunteers for the position of Secretary. Angela Kirchwehm volunteered for the position of Treasurer. Welcome Angela!

Pat Moroney made a motion to approve the Board with Angela being added. This was seconded by Myrtle Barrett. Motion pass with no objections from the members.

Three volunteers are needed to audit the books prior to next year's annual meeting. Maria deCausin, Amanda Kellgren and Betty Knox have volunteered their time.

**Drawing of Homeowners Assessment** – Betty Knox won the raffle waiving the house assessment fee for the 2020-2021 fiscal year. Owed is still the Lot payment. Congratulations Betty!

**Adjournment** – Bob Reid motioned to adjourn the meeting. Mark Papuga seconded the motion. Meeting was adjourned at 10:49 a.m.

Respectfully submitted,  
Anne Huffman – Trustee & Note taker  
Christine Ryder – President