



4.14.2021 – Wednesday 630pm at the Beach for Walk Around

Attendance: Christine, John, Nancy, Dave, Anne, Jody

Absent: Linda

Beach:

- ✓ Life Ring is missing. Need to purchase another one.
- ✓ Emergency Phone needs to be replaced.
- ✓ Need New "Private Property" signs made

Swingset:

- ✓ Paint still looks good
- ✓ New swings to be installed in May before Memorial Day

Shed:

- ✓ Large pile of pavers to be used by Launch
- ✓ Some pier pieces available for the Launch
- ✓ Buoys look good

Picnic Tables:

- ✓ All 3 out and look good. Ready for a fun Summer!

Trees:

- ✓ Call Stritar for large branch removal OR whole tree removed
- ✓ Half dead willow tree at water and fence line removed before it falls
- ✓ Replace with new willow trees? Vote at Annual Meeting

Easement from Woodbine to Park/Beach:

- ✓ In good shape. All of the poison ivy is gone.

Entrance to Beach/Park at Woodbine & Grapevine:

- ✓ Put good sign here when we replace the 2 main entrance signs

Easement from Grapevine to Prospect:

- ✓ Hot topic! Board voted and agreed to allow Dan Kolarik to remove old chain link fence and allow him to get to his garage in the back of his home
- ✓ Still having conversations about blacktopping the entire length. No decision yet.

Watercraft Launch:

- ✓ Looking better. RC2 Services needs to finish grading the stone and make it look good before we pay him his final check.
- ✓ Piers need to be leveled. Some of them need to be replaced. We have some pieces that we will utilize before purchasing any new pieces.

- ✓ Will try to make a "boardwalk" out of materials on hand so people can get to the east and west piers without walking in the muck or water.
- ✓ Need to clean up the signs and make them presentable.
- ✓ Nancy asked if we could powerwash the piers to make them look better. It was suggested that there is a product you spray on and the elements do the work to keep it clean. This will be looked into and reported an upcoming meeting.

Both Entrances at Lake Ave:

- ✓ Nancy looking into new signage and will report progress and prices.
- ✓ Probably need to seed or sod around new signs
- ✓ Look into Solar Lighting for the signs

Easement at the North end of Woodbine:

- ✓ Should ask Si's and Adam's if they want to take down the fence as it is in ill repair and doesn't look good right now.
- ✓ Supposedly it is in the Trust documentation that the Si property is in charge of upkeep of the fence. This is being looked into.

Other:

- ✓ Nothing to report at this time

Meeting Called to order @ 730PM via Zoom

Review of Previous Month's Minutes:

Anne made a motion to approve the March 3rd meeting minutes. This was 2nd by Maria. All members in attendance in favor, motion passed.

TREASURER'S REPORT from temporary treasurer Christine as of 04.14.2021:

\$ 6,932.92 Checking Account
 \$13,605.46 Savings Account
 \$20,538.38 Total monies on hand

OUTSTANDING Invoices:

None

OUTSTANDING Deposit:

None

There was a motion to accept the Treasurer's report by Jody and 2nd by John. All members in attendance in favor, motion passed.

Chronic Delinquent (two or more years in arrears):

\$9518.00 is the total currently owed to CLBA
 \$500.00 of that is from people that are 1 year behind.

We are working on getting that number down but it is truly difficult. Nonetheless, we are continually sending invoices and notices. We are working with a new attorney that will

do Liens for us. That paperwork is being vetted with the Accountant so all numbers are correct.

The Board discussed Homeowner delinquencies having no access to boat launch or beach. John and Christine will get the keys and tags back from the delinquents in the Spring.

SECRETARY REPORT from Linda Ryan:

None at this time.

WATERCRAFT LAUNCH REPORT from John:

John is working on a Rip Rap quote for the shorelines as they are eroding away. He is also contacting the Fox Waterway to see about dredging our channel into our launch area. He will report back with information and quotes.

NEW / OLD BUSINESS:

* *Welcome Packets* – Jody

✓ Adam Ridgeway at 26388 W Grapevine

* *Voicentation* – Prices went up from \$49 to \$59 starting April 1st. Anne made a motion to keep the service which was 2nd by Maria. All in attendance agreed. Motion passed.

* *Buoys* – Christine will call Capt. Rod to install buoys in May & remove after Labor Day.

* *Accountant* – Krista closed the March books and sent us the reports & statements.

* *Paving Project* – Still no resolution as to how to make this project happen.

* *Current Home Activity within CLBA* -

FOR SALE: 42685 N Lake Ave (Burm...Robert Burm passed in Nov 2020)

FOR SALE: 26276 W Grapevine Ave (Marcomb)

FOR SALE: 3 Lots on the corner of Woodbine and Prospect (Latusek)

SOLD: 1 Lot on W Grapevine Ave (from Reid to Maravelas – lien did not get paid)

SOLD: 26388 W Grapevine Ave (from Rolla to Ridgeway)

RED TAG: Kleinbach on Prospect. Must be repaired or torn down. Uninhabitable.

GENERAL BUSINESS:

The Board went through the “Monthly To-Do List” for April, May & June

Jody - bids for Lawncare –

Got one from B&E that is the same as last year:

\$140 mowing (park, launch, paths)

\$ 100 Beach monthly clean-up (forgot to add that in but it's the same \$\$)

\$450 Spring clean-up (normal stuff plus flower beds and mulch)

\$80 each application of weed & feed

\$100 each mosquito application (suggests every 3 weeks – rain dependant)

* Voted on the Mosquito treatment – not this year.

Jody – bids for Port-o-Potty – we know there is only 1 company that will do it 😊

APRIL:

Dave to install (2) bucket swings and (4) sling swings

Christine - schedule buoy install for May

John - watercraft launch clean-up date

Maria - trash can out at beach

MAY:

Board - schedule 2 June meetings

Christine – prep books and all other items for Annual meeting

Christine – WC insurance audit due middle of May

Christine - non-profit report due 06.01.2021

Christine - CLBA audit due end of June or beginning of July

JUNE:

Nancy – Summer newsletter with Proxy enclosed

Nancy - flyers up for Annual Meeting (6)

Balance checking & savings accounts

Audit for our books (late June or early July)

Website all up to date

EVERYTHING ready to go for Annual Meeting!!!!

Next Board meeting: Wednesday, May 12th 2021 via ZOOM at 7pm.

With nothing further brought up before the Board, the motion to adjourn the meeting was made by Dave and 2nd by Maria. All members in attendance were in agreement with no opposition. Motion passed.

Meeting adjourned at 8:35 pm

Respectfully submitted by,
Christine Ryder, President