



6.9.2021 – Wednesday 7:00pm (Location - Christine's Deck)

Board Members Attendance:

Present: Christine, Jody, Maria, Linda and Dave

Absent: John, Nancy and Anne

Guests: None

Meeting Called to order @ 7:05PM

Review of Previous Month's Minutes:

Maria made a motion to approve the May 12th meeting minutes. This was 2nd by Jody. All members in attendance in favor, motion passed (Linda sustained due to absence)

TREASURER'S REPORT from Maria as of 06.09.2021:

\$5,437.01 Checking Account

\$8,605.68 Savings Account

\$13,952.69 Total monies on hand

Maria explained that \$5000 was moved from our Chase savings to Chase checking because in order to not be charged a low balance fee, we must keep the minimum dollar amount above \$1500.

OUTSTANDING Invoices:

\$55 Safety Deposit box fee (Heartland Bank)

\$94.99 Com Ed (May Bill)

OUTSTANDING Deposit:

\$20 Launch Key deposit from Ryan Pennington

\$100 payment by Christine Ryder (Reasoning: there were two invoices put in the locked CLBA mailbox by Blayne the landscaper; One for CLBA work and one for Christine Ryder's personal landscaping. CLBA paid both by mistake. Christine noticed the error and wrote a reimbursement check (#308) fo CLBA. The invoice in question was #1429.)

*Maria read a letter addressed to the CLBA Board from Ms. Betty Knox (resident) regarding a torn down fence and posts on the common ground path. She was concerned about the safety of the residents and would like CLBA to gain reimbursement from the member that took it down. The Board was aware of the removal of this fence, and carefully reviewed her claim

regarding safety. The Board had a thorough discussion while reviewing past board minutes from 2007 and the safety concern was unfounded within the minutes. A response letter will be sent to Ms. Knox with the Board's final decision regarding this matter.

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

Chronic Delinquent (two or more years in arrears):
No discussion was had

SECRETARY REPORT from Linda Ryan:

Discussion: Christine asked Linda if she would take over duties as Business Secretary and she agreed to learn.

WATERCRAFT LAUNCH REPORT:

- * Discussion tabled to schedule a clean up day with all of the boat slip renters due to John's absence
- *Christine will contact ILM to spray the boat slip area again.
- *Discussion to sealcoat the launch area **every other year** was agreed upon
- *New pier posts are needed because of beaver damage. Maria said she has some wire netting to put around them so there is no further damage in the meantime,
- *Dredging paperwork needs to be filled out so that we can be put on the list for next year.
- *Jody made a suggestion that a list should be created with all items that need to be done with a price associated with it for reference.

NEW / OLD BUSINESS:

*May 31st (Memorial Day): Christine informed the board that there was a *Disturbance at the Beach* as there were fireworks being blown off by 10-12 young men. Christine confronted them at 9:15pm and asked for their Beach Tags. Christine told Mike (a new homeowner who is living with his parents on Grapevine) the rules for the beach and park and that they close at dusk. She also pointed out the posted regulations at the Beach. He was also advised that at NO TIME are fireworks to be ignited on CLBA property EVER. Christine reported they were very respectful men and immediately vacated the CLBA Beach.

* Beach:

*Jody or Maria will display the new beach license.

*Dave brought to Christine's attention that Lake Catherine's water has been tested and has blue-green algae blooming which can cause illness to humans, pets, and wildlife. After much discussion, we decided to post a "Swim at your own risk" sign and "refer to CLBA website regarding water health". We will link to the Lake County website and Friends of Channel Lake - Lake Catherine.

Welcome packets:

None at this time

* Park – no discussion

* Buoys – The buoys are installed and a HUGE thank you to Mike Kirchwehm, Dave Brown and Eric for volunteering and saving the CLBA \$500 that Captain Rod was charging which was \$200 over what he charged last year and couldn't get them in until after Memorial Day. (Last year the cost was \$300). THANK YOU, MIKE, DAVE, and ERIC!!

* Accountant – The May reports and statements were received and balanced.

* Entrance signs – Annual meeting signs look great! Thanks Nancy!

* 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: 26363 W Grapevine Ave (Maravelas)

FOR SALE: 26426 W Grapevine Ave (Morreale)

FOR SALE: 2 Lots on 26223 & 26227 W Prospect Ave (Liace)

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

FOR SALE: 42605 N Woodbine Ave (Bleicher)

FOR SALE: 42675 N Woodbine Ave (Schultz)

SOLD: 42845 N Woodbine Ave (From Si to)

SOLD: 42807 N Woodbine Ave (From Lah to)

GENERAL BUSINESS:

*The Board went through the "Monthly To-Do List" for June & July

*Discussed the following list of what everyone should do before the Annual Members Meeting:

Maria – all checks and deposits must be made before June 20th. Close books June 30th

Christine & Maria – prep books, balance, double check all numbers

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

Nancy – Summer newsletter with a proxy and a copy of Rules & Regs enclosed. Goes out in early June. Must be received by Members 2 weeks prior to Annual Meeting date.

Nancy - Signage up for Annual Meeting (6) in early June

Christine - Website all up to date...meeting minutes, Newsletters, misc

Christine - non-profit report due 06.01.2021

Christine – WC insurance audit due middle of June

Jody – make sure Beach is cleaned by Blayne and Park looks good. How are the trees looking?

Do we need anything cut back or down? **See the #1 June 19th footnote below regarding action taken for beach cleanup.**

Christine, Jody & Maria – paint signs at entrance

Dave – install batteries in cameras

John – Make sure Launch & Piers are all in good shape. Get the people with slips together for a clean up! Try to get weeds sprayed before meeting.

Linda & Anne – anything you can do to help would be much appreciated. Launch, Beach, Park, signage, phone calls...

EVERYTHING needs to be ready to go for the Annual Meeting!!!!

Discussion:

*Annual Meeting: July 10th, 2021: registration begins at 830am and the meeting begins at 9a sharp.

*volunteers needed for projects from the to-do-list.

*Where is the 1923 Trust?

Next Board meeting: Wednesday, Wednesday, June 30, 2021 on Christine's deck at 7pm.

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

Meeting adjourned at 8:31 pm

Respectfully submitted by,
Linda Ryan, Secretary

1) On June 19th, at 9:43 AM Christine Ryder called a special emergency vote through a text message. She messaged all members and made a motion to do a clean up of the north and south hillside at the beach including removing all of the brush and weeds that are choking out the newly planted Maple trees for \$1200. He will split billing. 2nd by Jody. All members texted back by 10:04 am, all in favor, motion passed.

Respectfully submitted by,
Linda Ryan, Secretary