



**MINUTES OF THE ANNUAL MEETING
July 10, 2021**

The meeting was called to order by President Christine Ryder at 9:00 a.m.

President Christine Ryder introduced herself to the members in attendance with a short bio. 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 5 years.

President Christine Ryder read aloud the CLBA Good Governance & Mission Statement: "GOOD GOVERNANCE is Efficient, Accountable, Participatory, Responsive, Inclusive, Transparent, Consensus Oriented and Following the Rules of the Law. Board members steer the organization towards a sustainable future by adopting sound, ethical and legal governances and financial management policies as well as making sure the non-profit has adequate resources to advance its mission! Are you ALL IN?!!!"

President Christine Ryder introduced all Board members and Trustees. They were thanked and introduced:

Vice President – Jody McCormick (Quote & Contract Master)

Treasurer (absent) – Maria deCaussin (Money Bloodhound)

Secretary - Linda Ryan (note taker extraordinaire)

Trustee (absent) - Dave Brown (Camera Man and Buoy King)

Trustee (absent) – Nancy Moroney (Creator of Gorgeous & Informative Newsletters)

Trustee - Anne Huffman (Mrs Owl... our resident CLBA Expert)

Trustee - John Feld (Capt of the Watercraft Launch & Piers)

VP Jody McCormick took the roll call of all CLBA members in good standing. It was determined that there was a quorum of 80 members either present or by proxy to have an official meeting. A minimum of 76 were needed.

VP Jody McCormick introduced and welcomed new homeowners:

Adam Ridgeway on Grapevine

Jessica Cox on Grapevine (present)

Kenneth Kruyswyk on Prospect

Allan & Charlotte Schmitt on Woodbine

Brad Martin on Woodbine (present)

Frances DeGrand & Sharon Heilala on Woodbine

Patty Goberville on Woodbine

Stanley Pajor on Grapevine

The Minutes of the July 11, 2020 Annual Meeting were reviewed by all members present. With no changes made, Pat Moroney made the motion to accept the minutes and

James Rosek seconded the motion. All members present voted in agreement and the motion was passed.

FINANCIAL REPORT: President Christine presented the Financial Report in Treasurer Maria's absence.

Anne read a letter sent by Betty: "Have we collected Workman's Comp monies?"

President Christine replied "Not yet but the paperwork has all been sent in"

Pat Seibert made the motion to accept the minutes and Dan Kolarik seconded the motion. All members present voted in agreement and the motion was passed.

OLD BUSINESS:

- 1) **Accountant Update:** President Christine stated that Krista is doing a great job. Assessment invoices should be out by the end of July. No further discussion, all is well.
- 2) **Delinquent Report:** President Christine informed the members that there are eight chronic delinquent members for a total of \$8,607 in arrears. There are another four members that are one year in arrears and their total equals \$750. When the new assessment invoices go out for this fiscal year, liens will be added on the chronic delinquents at a cost of \$43 per lien. John Feld made a statement that when he recently had his house appraised, they added 7% to his appraisal because of the Boat Launch and Beach amenities. Being part of the subdivision and paying such a the low assessment is a financial asset.
- 3) **Phone Service:** President Christine informed the members that our CLBA phone service's monthly cost went up \$10, from \$49 to \$59. There was much discussion regarding how many calls we receive and if the service is necessary. Members were also brainstorming other options. After much discussion there was a motion by James Rosek and seconded by Maria Caruso to keep the phone service. Motion passed with all present in favor, except three opposed: Pat Siebert, Tom Ryder and Mark Papuga

Note members agreed, if VP Jody can find a service for less money we will try it and if not, we will stick with *Voicentation*. .

- 4) **Website Update:** President Christine informed the members that the website will be up to date shortly as there are only a couple items missing, and available for all to view at www.CLBA.us. Please visit the website to find valuable information like By-Laws, Rules and Regulations, Watercraft Launch area info, Board meeting minutes and Annual Meeting information.
- 5) **Beach Report:** President Christine informed members about the following
 - Sand not needed this year due to low water as none of the sand has washed into the water. Sand will need to be purchased next Spring/Summer.
 - The "Life Saving Ring" was missing and then a member saw our missing one in the beach shed during the meeting. We do not need a new one.
 - Updated/new Beach sign needed to reflect current Association Rules. Also must say something about Private Property and no trespassing.
 - Emergency phone needed that calls only 911 for the beach box.
 - Two new infant swings and four new sling swings were installed in the Spring. No slide was bought due to high cost.

- Picnic tables: Do we need more than three? Majority said “no”.
- Two benches are being enjoyed by many.
- Uprooted tree and large branch were removed at the South end of the beach.
- Three trees are dead or leaning by the beach. Tom Ryder motioned to get quotes and remove the trees. Dan Kolarik seconded. Membership approved and motion passed.

Anne read a letter from Joan Barren:

Quote “I thought there was ‘no food or drink’ on the ‘beach or park’, so why tables????
And how much is the Groundskeeper charging to move the tables to cut the grass?? #6
on the Rules – “no pets” should be allowed on the “beach and park” “No pets, no mess”
end quote.

President Christine replied: Food and drink are allowed in the park, just not the sand area. Same with pets, we have had no problems. Regarding the groundskeeper charges to move the picnic tables, President Christine informed that there was no extra fee charged.

NEW BUSINESS:

- 1) President Christine informed the members that the fence at the North end of Woodbine is in ill repair. Would the members like it taken down? The overall vote was “Yes”. President Christine will talk with the bordering residents of the fence. This must be done at the expense of the bordering residents, not the CLBA.
- 2) A new homeowner could not get into his garage due to the fence on the easement between Grapevine and Prospect and asked if he could remove it. The Board gave permission to take the fence down. Betty Knox had written a letter to the Board, which was read to the membership by Trustee Anne. Betty's main concern was that the current resident, alongside the easement, took the CLBA's fence down illegally, without Board approval, and should pay to replace the fence. VP Jody informed the membership that, according to papers found in our CLBA lockbox, the fence was approved in 2007 by the membership. However, after reading additional documentation, it was revealed that there is a drainpipe running under the easement and no structures should have been built or placed on top of said easement. There were also no permits found that it was put up legally and by a licensed contractor. Therefore, the fence will remain down and it will not be replaced now or ever.
- 3) There was much discussion about paving the easement between Grapevine and Prospect. There was a debate on whether concrete or blacktop could be used. Pat Seibert noted that 3-4” inch thick blacktop is impervious and concrete is not. Discussion ended with leaving the easement as is – gravel and grass. The Board will call J.U.L.I.E to see if they can locate the pipe. After that, additional discussions can take place to blacktop the easement.
- 4) President Christine informed the membership that there are seven people on the waitlist for the CLBA Watercraft Slips. If there is anyone who would like to be added to the list, please let the Board know.

Watercraft Launch

- 1) Trustee John talked about the deterioration of the piers on the East side. He informed the membership that Captain Rod would use composite decking. Material and installation would be \$2600 - \$3000. Tom Ryder made a motion to

approve the cost and installation of the pier decking. Amanda Kellgren seconded. Motion passed with all present in favor.

- 2) Trustee John informed the membership that the seal coating for the launch was voted on and that the launch will be seal coated in the future "as needed".
- 3) Trustee John said the new watercraft launch pad has been ruttled and is now maintenance free. They took it out to 27ft long by 12ft wide.
- 4) Erosion is an issue. 2 ½ feet is exposed due to the low water. The shoreline can be improved with RIP-RAP as the old Coconut Rolls are long gone and never really a good fix for the problem. John is compiling quotes for repair suggestions.

Weed Control at the Watercraft Launch

President Christine informed the membership that ILM has quoted the CLBA for the boat launch. Here are the numbers she gave:

- 1) ILM Aquatic Herbicide for Pondweed and Coontail \$594.88 for one treatment. The DNR will only give them permission before May 1st and after July 31st.
- 2) ILM Aquatic Herbicide for Duckweed and Wolffia \$553.91 for one treatment. The DNR will only give them permission before May 1st and after July 31st.
- 3) Another option is "Friends of the Catherine and Channel Lakes" who cut up weeds along our beach and launch areas with their seaweed boat.
- 4) To try something different, Pat Siebert motioned to use no more than \$500 for a Floating Solar Powered Fountain for weed control and Tammy seconded. All in favor, motion passed. VP Jody will gets quotes for the solar lights.

Lake County Health Department: Ecological Services

President Christine wanted everyone to know that Lake County is collecting two water samples every two weeks starting May 1st - September 1st. This is happening at all of the IDPH permitted beaches in Lake Co. This year they had closed Channel Lake due to the Blue /Green Algae outbreak but everything cleared up quickly. To find out if the water is safe, Members can call Fox Waterway at 847-587-8540 or the Lake County Health Dept. at 847- 337-8009.

Houses for Sale:

There has been a lot of turnover within CLBA properties. Currently, there are eight homes on the market.

New Projects:

- 1) There was a discussion started about getting new signs at each entrance last year – On Lake Ave at Grapevine and on Lake Ave at Prospect. The existing signs are in ill repair. Along with needing paint, the posts are rotting out. Notes from last year's minutes stated that membership wanted quotes for metal vs wood and also suggested that they would like to include "Established in 1923". Nancy, Jody and Maria are getting quotes for two new signs as restoration was too expensive. Also President Christine suggested that the sign in better shape should be utilized and placed by the beach entrance.
- 2) President Christine informed the membership about the playground slide quote. A freestanding stainless steel commercial grade slide was \$12,100 with \$1500 shipping. That did not include installation. Obviously, no slide was purchased.

- 3) President Christine also informed the membership of attaining a new small Playground Set. The cost was \$1500 which included: Swings, glider, a slide, and playhouse. (Installation not included) Membership agreed to keep what we have.
- 4) President Christine continues with a discussion about a Beach Pavillion 30' wide x 54' long x12' tall quoted at \$7800 in 2018. Unfortunately that cost would be doubled now due to COVID and availability. This subject will be revisited as lumber costs go down again.

Open Discussion

Anne read aloud a long letter from Betty Knox. She started with addressing a late assessment fee that needs to be charged if assessments are not paid by Dec. 31st of each year according to CLBA Bylaw Article III, Section 13. The late fee has to be set by a majority vote at the annual meeting. Tom Ryder motioned to set a late charge fee for delinquent owners to \$50 per year. Mark Papuga seconded. All in favor, motion passed.

Betty's letter suggested getting rid of the website as it hadn't been updated. President Christine replied that it continually gets updated with Board Meeting Minutes, Newsletters and other pertinent information. Jessica Cox said the website was very helpful to her when she was moving into our subdivision and made a motion to keep it. Pat Moroney seconded. All in favor, motion passed.

Betty's letter addressed that there needs to be guidelines for renters and post them on the website. President Christine reminded the Members that Rule #17 has 7 line items that pertain to Landlords and Rental property. Is there something that the Members would like added? Pat Moroney made a motion that the Board revisit the wording of Rule #17 and correct it accordingly. John Feld seconded. All in favor, motion passed. The Board will discuss this at the next meeting and they will be amended on the website.

Presentation of Proposed budget:

The proposed 2021-2022 budget was reviewed as President Christine read aloud the Budget line item by line item.

Erik Kellgren suggested we can keep our office supplies cost down by opening a corporate account for discounts.

All other line items were accepted without much discussion.

President Christine read and explained the 3 Assessment proposals:

#1 – keep each Lot at \$10 and keep houses at \$140 (making CLBA at negative \$4525 after costs)

#2 – keep each Lot at \$10 and increase houses to \$180 (covering CLBA costs)

#3 – keep each Lot at \$10 and increase houses to \$160 (making CLBA at negative \$2445 after costs)

John Feld made a motion to increase the Assessment fee to \$10 per Lot and \$180 per house. This was seconded by Pat Moroney. All in favor, motion passed.

Board Member Nominations/Retention

President Christine Ryder made a motion to nominate Dan Kolarik to be a Board Trustee. This was seconded by John Feld. Motion passed with no objections from the members.

President Christine Ryder asked each current Board Member if they wanted to stay. They all said Yes. She then asked the membership if there were any objections to keep all the Board Members as they are. All members in attendance were in favor!

Volunteers for the 2021-2022 audit review after June 30th, 2022

Three volunteers are needed to audit the books prior to next year's annual meeting. Carole Singer, Amanda Kellgren and Jessica Cox volunteered their time.

Drawing of Homeowners Assessment – James & Tammy Rosek won the raffle waiving their house assessment fee for the 2020-2021 fiscal year. Owed is still the \$10 per Lot. Congratulations Roseks!

CLBA 100 years

President Christine reminded members that 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.

OTHER THOUGHTS:

President Christine mentioned that in past years there was a picnic held after the annual meeting. Enthusiastic discussion included everyone who wants to can bring sides like a potluck and CLBA would supply the meat. Amanda Kellgren made a motion to approve spending \$250 on meat for the picnic. Dan Kolarik seconded. All in favor. Motion passed with no objections from the members.

Discussion about a CLBA Subdivision Garage Sale was brought up. Since many members thought it might be a good idea, President Christine said she would try to contact The Woodland Subdivision to see how they do it each year. She will report back to the Board with details. They will discuss whether it is do-able or not. If decided upon, the information will be distributed via the Spring Newsletter.

Anne brought to the Board's attention that there was a light out at the beach and needs to be replaced. President Christine said she would contact ComEd to take care of it.

Adjournment – With no other business being brought before the Members in Good Standing, Erik Kellgren motioned to adjourn the meeting. Barb Bettasso seconded the motion. All in favor, motion passed. Meeting was adjourned at 10:52 a.m.

Respectfully submitted,
Linda Ryan – Trustee & Secretary
Christine Ryder – President