



**08.11.2021 – Wednesday 7pm via ZOOM (bad weather in area)**  
**Meeting ended at 7:26 pm due to power outage (Transformer blew)**

**08.12.2021 – Thursday 7pm via ZOOM**

**Meeting Called to order @ 7:04 PM**

**Attendance for both meetings:** Christine, Jody, Maria, John, Linda, Dave, Dan

**Absent for both meetings:** Nancy, John, Anne

**Guests:** None

**Review of Previous Month's Minutes:** Maria made a motion to approve the *June 30, 2021* meeting minutes. Jody seconded. All members in attendance in favor, motion passed.

**VOTE ON BOARD OFFICERS for 2021 – 2022 fiscal year**

Christine asked all members present who would like to change or be an officer on the CLBA Board. Christine stated that she would like to continue being the President. Jody stated that she would like to continue being Vice President. Linda agreed to continue being the Secretary and Maria agreed to continue being the Treasurer.

**TREASURER'S REPORT from Maria as of 08.11.2021:**

\$ 756.09 Checking Account

\$8,605.86 Savings Account

\$9,361.95 Total Monies on Hand

**OUTSTANDING Invoices:**

Maria informed the Board that there is a \$500.00 landscaping invoice from B&E Services for July mowing and 3<sup>rd</sup> out of 5 weed & feed.

**OUTSTANDING Deposits:**

None

There was a motion to accept the Treasurer's report by Dave and seconded by Linda. All members in attendance in favor, motion passed.

**SECRETARY REPORT from Linda:**

Linda Informed the Board that Arlene Pascal (deceased) of 26451 West Prospect Ave, had a court judgement of foreclosure, eviction, and sale on the home on April 23, 2021. The Plaintiff is Wilmington Savings Fund Society, FSB vs. Unknown heirs and legatees of Arlene J Pascal ... Channel Lake Bluffs Assn, and Unknown owners motioned for the amount of \$54,180.14 as a debt collection. A public sale was held on July 13, 2021.

### **WATERCRAFT LAUNCH REPORT from John:**

- \* Progress for clean-up day: Waiting for information from John
- \* Progress on Weed cleanup: Waiting for more quotes from John
- \* Prices for Solar powered fountains for next year: Waiting for quotes from John
- \* Progress on tree clean-up in Carole Singer's yard: Christine informed the Board that it cost \$1000 for the tree clean up and Maria and Jody went by and cleaned it up even more and made her property look great. Thank you Jody and Maria for your extra efforts.
- \* Progress on beaver damage to pier posts: Jody and Dan stated that John had fixed the pier posts with stabilized steel posts.
- \* Progress on dredging paperwork: Linda, Christine and John still have to get together to fill out the form for Fox Waterway dredging.

### **NEW / OLD BUSINESS:**

\* **Beach** – Christine asked Jody if the beach license was displayed? Jody said that it was.

\* **Park** – what else needs to be done here:

- ✓ John Norkus suggested using a machine to get rid of the hill by making it a gradual slope from the top of the hill to the flat area. After much Board discussion there was consensus to keep the hill as a natural habitat.
- ✓ There were severe storms and many branches and debris fell in the park. B&E will clean the area for \$150. Maria made a motion for B&E Landscaping to do branch cleanup at the park. Dan seconded the motion. All members in attendance in favor, motion passed.

\* **Street Lights** – Christine informed the Board that there are nine street lights within our association. We pay \$779.42 a year for the poles. Two are at the beach and one is at the boat launch. She will call Commonwealth Edison if any are not working or flickering.

\* **Welcome Packets**

- ✓ Lah's new pp 42805 Woodbine
- ✓ Schwartz's new pp 42675 Woodbine
- ✓ 26363 Grapevine – gave to Stanley Pajor's daughter at Annual Meeting
- ✓ Bleicher closing 08.16.2021 (42605 N Woodbine)
- ✓ Smith closing 08.26.2021 (26262 W Grapevine)

\* **Accountant** – Christine informed the Board that the accountant sent us all invoices for the assessments. She and Jody made sure they were all correct and mailed them out.

\* **Entrance signs** – Maria has called three companies and is still waiting for the quotes.

\* **Current Home Activity within CLBA -**

FOR SALE: 42685 N Lake Ave (Burm)

FOR SALE: 26276 W Grapevine Ave (Marcomb)

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)

\* Website - Christine informed the board that she has updated the Newsletters and Meeting Minutes. She still needs to tweak some wording and update the Board Member's information.

\* Voice Nation and other calls –

Christine informed the Board of the calls that were received from Voice Nation. Here are a few below. There were also lawyers who called to attain paid assessment letters,

- ✓ Marilyn Burm – isn't happy the Assessments increased
- ✓ Rhonda Marcomb – Assessments too high and wants to opt out – NO!
- ✓ Sandy Meyer – Assessment questions re: lots and houses
- ✓ John Norkus – Trash pick-up questions

\* Batteries in cameras – are they done Dave? Dave will replace the batteries, and also look into a new cloud storage, wireless camera system for our beach and boat launch. He will bring the information to our next meeting.

#### **GENERAL BUSINESS:**

**\* Next Board Meeting on September 8th @ 7pm**

Dave motioned to adjourn the meeting. Maria seconded the motion. All in favor, motion passed. **Meeting adjourned @ 8:05pm**

August 24<sup>th</sup>, 2021

President Christine Ryder contacted all board members through email to discuss the changes to the first draft of the July 10, 2021 annual board meeting minutes. President Ryder updated the minutes and after final review motioned to approve the July 10, 2021 minutes. Linda Ryan seconded. All board members over email in favor, motion passed.