



1.19.2022 – Wednesday 7:00pm via Zoom

Meeting Called to order @ 7:04 PM

Board Members Attendance:

Present: Christine, Maria, Linda, Dave, Anne, Nancy, John, Dan

Absent: Nancy and Jody

Guests: None

Review of Previous Month's Minutes:

Dave made a motion to approve the December 1st, 2022 meeting minutes. There was 2nd by Anne. All members in attendance in favor, motion passed.

TREASURER'S REPORT from Christine as of 1.19.2022:

\$12,076.76 Checking Account

\$8,606.18 Savings Account

\$20,682.94 Total monies on hand

OUTSTANDING Invoices:

Christine reported that there are two outstanding invoices:

\$67.95 – Piwonka CPA for Nov accounting services

\$71.25 – Biller Press for the Winter Newsletters

OUTSTANDING Deposits:

Christine reported that 7 out of 8 Watercraft Launch Pier Rental checks were received (\$350 each). She is waiting for the last one (from Barrett's) to deposit them altogether.

She also has one assessment check (\$195) that she is holding to deposit all checks together.

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

Delinquents and Liens:

Christine informed the Board that 17 members are still delinquent with assessments 1 or more years in arrears.

\$ 10,850.00 - Total amount outstanding

\$ 9,220.00 – Total amount in outstanding Liens (2 or more years in arrears)

\$ 490.00 – Total Lien Cost (10 Liens x \$49 each)

Christine explained the following process regarding liens:

- Christine mailed out Statements & urgent reminder letters advising, per the CLBA By-Laws, assessments are due no later than 12/31/21 or a \$50 late fee per lot is assessed.
- Liens are being placed on their property for the statement amount plus a \$49 processing fee per Lien.
- To remove the Lien from their property, the Owner is responsible for an additional \$49 processing fee as well as their delinquent assessment amount and the original \$49 processing fee to put the Lien on the property.
- Once all costs are paid, the Lien will be removed from their property.

SECRETARY REPORT from Linda Ryan:

Linda read a letter sent from Circuit Court of the 19th Circuit / Lake County regarding Wilmington Savings Fund Society vs Unknown Heirs and Legatees of Arlene J Pascal (26451 West Prospect Ave) regarding a "Notice of Motion" on August 27, 2021 reporting a sale and distribution and immediate possession of the property.../ Linda emailed Christine a copy to add to our Board legal file.

WATERCRAFT LAUNCH REPORT from John:

- ❖ John informed the Board that 7 out of 8 applications were returned with a check for \$350 along with a copy of the boat's title. Mark Good is giving up his pier space this year. The next person on the waitlist is Myrtle & James Barrett. They accepted and we are waiting for their paperwork and check. There are now six members on the waitlist.
- ❖ John will create dredging papers to dredge all the way to the channel.
- ❖ John may use Dave's drone to take pictures of pier / tops.
- ❖ He will also talk with neighbors across the channel to see if we can get more people on board to dredge which will hopefully secure ours to get done with more needing the service.

NEW / OLD BUSINESS:

* *Accountant* – Need to give her a list of the members in arrears so she can add the \$50 late fee to their statements. Also Christine will get her the 1096 & 1099 info so she can file accordingly by 01.31.2022.

* Beach: Closed for the season

* Park: Closed for the season

*Street lights: lights on the East side of the pier and by the beach both need to be changed. Tom Schaunessey will be called to change them.

* Newsletters: Winter Newsletter went out in the middle of January

* Voice Nation and other calls:

Christine informed the Board that there were no calls in December,

* *Website:* After the Board approves the minutes from the December 1 meeting, Christine will email the updates to the website company, making it current.

UPCOMING PROJECTS:

* *Entrance signs* – Christine informed the Board that this project is on hold until Spring. Christine offered to take pictures of other signage in the area to help the Board decide through comparison.

* Cameras:

Dave informed the Board he is still looking at different cameras for the pier and also there was a discussion about needing an additional camera at the beach to track public use and vandalism to the wall. Currently he is looking at the camera Vosker V200. No decision was made yet.

* Dredging of the Watercraft Launch channel:

We have the paperwork. We need signatures from people on the channel including the subdivision across from our channel. Dave and John are working on the required measurements and pictures to include in our application. We will need dimensions and drawings and Christine will drop it off. Our plan is to talk to the Fox Lake Waterway soon so we can get approved and on their schedule asap!

* Picnic after the Annual Meeting:

Christine will find out if extra insurance is needed. We will add signage and add to Newsletter.

* Garage Sale:

We need to see if we can piggy back off Woodcrest subdivision – match dates and times – so that we get as much traffic as possible. We will need signage & add to next Newsletter. We will also market on the “Nextdoor” app and Chain of Lakes Facebook.

* *Current Home Activity within CLBA:*

FOR SALE: 26451 W Prospect Ave (old Pascal home)

FOR SALE: 26423 W Prospect Ave (Sittler – with a Lien)

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

FOR SALE: 3 Lots on the corner of Woodbine and Prospect (Latusek - with a Lien)

SOLD: None this month

*Welcome packets sent . . .
None this month

GENERAL BUSINESS:

*The Board went through the "Monthly to do list" for January, February & March.

- 1) Mail Assessment Statements with an added \$50 late fee per the 2021 Annual Meeting
- 2) 1099 & 1096 info to Accountant to file by 01.31.2022
- 3) Deposit of Watercraft Launch checks
- 4) Jody will get bids for landscaping and Port-o-Potty rental. Make sure we get a copy of their Certificate of Insurance (current...to be current through October)
- 5) WC bids and Audit due in April. Be ready!!!

Next Board meeting: Tuesday, February 22, 2022 @ 7pm via Zoom

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

Meeting adjourned at 7:47 pm

Respectfully submitted by,
Linda Ryan, Secretary