



2.22.2022 – Wednesday 7:00pm via Zoom

Meeting Called to order @ 7:01 PM

Board Members Attendance:

Present: Christine, Jody, Maria, Linda, Dave, Nancy, Dan

Absent: John and Anne

Guests: None

Review of Previous Month's Minutes:

Dan made a motion to approve the January 19th, 2022 meeting minutes. Dave seconded. All members in attendance in favor, motion passed.

TREASURER'S REPORT from Christine (Temporary Treasurer) as of 2.22.2022:

\$15,469.59 Checking Account

\$ 8,606.25 Savings Account

\$24,075.84 Total monies on hand

OUTSTANDING Invoices:

Christine reported that there are no outstanding invoices at this time.

OUTSTANDING Deposits:

Christine reported that there are no outstanding deposits at this time.

Christine informed the Board that Evelyn Klienbach was charged an assessment of \$180.00 for her Home and \$10 for her Lot. However, to date, she has only paid \$10. Her claim is that her home will be torn down and is uninhabitable and should be charged as a single lot. Christine informed the Board that the house is still standing as of 02.22.2022. Her question posed to the board had two options: 1) Keep the \$180 fee and add a \$50 late fee for the standing Home, or 2) Since the Home is uninhabitable, expense the property as a single lot which would be \$10. After a lengthy discussion, the Board agreed upon the latter. Evelyn is paid in full and up to date, no additional monies are owed.

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

Delinquents and Liens:

Christine informed the Board that 16 members are delinquent with assessments of one or more years in arrears:

\$ 7,327.50 Total assessments owed for one or more years in arrears

\$ 2,552.50 Total assessments owed for the current fiscal year.

\$ 9,880.00 Total assessments outstanding

Christine informed the Board of the time-consuming process to place the Liens on the overdue assessments of one or more years to the chronic delinquents. We desperately need a Business Secretary to handle these and other things for the Board to take some of the weight off of the President at this time.

Jody made a motion to hire our Attorney to process the Liens and send out the letters as certified mail which will require a signature. Linda seconded. All members in attendance in favor, motion passed. Christine will vet several Attorneys to handle this for us.

Christine informed the Board that she mailed out the February 2022 statements with the added \$50 late fee in accordance with the annual meeting vote.

SECRETARY REPORT from Linda Ryan:

No report.

WATERCRAFT LAUNCH REPORT:

See notes under "Upcoming Projects"

NEW / OLD BUSINESS:

* *Accountant* – She has filed the 1096 & 1099 and mailed them into the State.

* Beach: Closed for the season

* Park: Closed for the season

*Street lights: lights on the East side of pier & at the Beach need to be called in to change the bulbs: Jody will call to inquire about LED lights.

* Newsletters: Suggestions for the Spring Newsletter . . .

- Rummage Sale information
- Positions needed for the Board
- President (Christine is retiring)
- Treasurer

- Business Secretary

A discussion was held on whether the CLBA's 100th anniversary is 1922 or 1923? Christine read the opening chapter from 1932 "The President's Annual Message":

"On July 15, 1922, just a decade ago Channel Lake Bluffs Association came into being at a meeting of its charter members, the then owners of all the lots in this subdivision. On June 19, 1923, the organization received its charter from the Secretary of State as a corporation for the following purposes: ..."

It looks like we became an Association in 1922 and a charter member in 1923. We can celebrate our 100th year this year or next 😊

- * Voice Nation and other calls:

Christine informed the Board that the new people that moved into 26423 W Prospect wanted HOA information. She dropped off a welcome folder.

UPCOMING PROJECTS:

- * Entrance signs – Christine informed the Board that this project is on hold until Spring. She encouraged the Board to take pictures of other signage in the area that they like and forward them to her so we can vote on the one we like best and send it to the Sign Guy - Allen.

- * Cameras:

Dave informed the Board he is still investigating different cameras that will download on 4G-5G and use solar power so pole climbing and changing batteries will be a thing of the past. No decision on cameras was made.

- * Dredging of the Watercraft Launch channel:

Christine explained, in John's absence, that he had done all of the measuring for the Fox Waterway to have our channel dredged. Dave has pictures taken with his drone. We now need to get as many signatures as we can to help our cause. Christine & Jody will canvas both neighborhoods for the signatures. The more we get from our channel front CLBA members and the members of the Association across the channel, the more leverage we have to get the job done. John, Linda, Jody & Christine will meet to prep and send in the paperwork.

- * Picnic after the Annual Meeting:

Christine informed the Board that we will need to check if permits and extra insurance is needed. We will need signage and add a membership in good standing invitation to the Newsletter.

- * Garage Sale:

- We need to see if we can piggy back off Woodcrest subdivision – match dates and times
- Signage up in plenty of time
- Add to Newsletter

- Contact Chain o' Lakes area chamber. They have a new coordinator and online Newsletter that we can market the sale
- Chain o' Lakes Facebook
- "Nextdoor" app

* *Current Home Activity within CLBA:*

- FOR SALE: 2 Lots on 26223 & 26227 W Prospect Ave (Liace)
- FOR SALE: 3 Lots on the corner of Woodbine and Prospect (Latussek - with a Lien)
- FOR SALE: 26265 W Prospect Ave (Morealle) Under contract, closing 03.25.2022

✓ SOLD:

- 26451 W Prospect Ave (old Pascal home) to Wilmington Saving Fund
- 26423 W Prospect Ave (Sittler – with a Lien) to Jim & Margaret Guzzaldo

*Welcome packets sent . . .

Guzzaldo @ 26423 W Prospect Ave. Per their request, they were added to the Watercraft Slip Waitlist.

GENERAL BUSINESS:

The Board went through the "Monthly to do list" for February, March and April.

- 1) Mail Assessment Statements with an added \$50 late fee per the 2021 Annual Meeting
- 2) Bids for landscaping and Port-o-Potty rental. Make sure we get a copy of their current Certificate of Insurance (to be current through the end of the year)
- 3) WC bids and Audit due in April. Be ready!!!
- 4) Schedule Buoy installation, Launch clean-up, Beach & Park clean-ups
- 5) April – award contracts for Lawn care & Port-o-potty
- 6) Schedule the Board's Spring walk about CLBA property

Assign or ask for volunteers for projects on the To-Do list so it all gets finished!!

Round Table questions and comments...

- ★ Nancy was inquiring about the responsibilities of the Treasurer and seemed interested
- ★ Groot Garbage Disposal service will start June 1st for everyone in the area including CLBA
- ★ Beach cables need to be replaced and need to be ¼ inch vinyl coated stainless steel cables and restrung / about \$100
- ★ Landscaping Bids/Contract discussion

Dave made a motion to give B & E Landscaping a 3 year contract for spring clean up, fall clean up and five applications for weed and feed by the park and beach. Every year they will be required to show us a current Certificate of Insurance to maintain contract. Jody second the motion. All members in attendance were in agreement, motion passed. Jody to talk to Blayne.

Next Board meeting: Wednesday, March 23, 2022 @ 7pm via Zoom

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

Meeting adjourned at 7:49 pm

Respectfully submitted by,
Linda Ryan, Secretary