



10.27.2021 – Wednesday 5:00pm at the Beach for Walk Around and Christine's house.

Board Members Attendance:

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

Absent: Maria

Guests: None

Meeting Called to order @ 5:00PM

Beach/Park:

- ✓ Life Ring was put away
- ✓ Trees are fine
- ✓ Lights are working
- ✓ Sand and retaining walls are good

Swing Set:

- ✓ Dave will be taking off swing seats

Picnic Tables:

- ✓ All tables were put away by Board members

Entrance to Beach/Park at Woodbine & Grapevine:

- ✓ All looked good

Watercraft Launch:

- ✓ Discussion about telling Blayne to weed to the end of the cement on the west side of the launch
- ✓ Piers and launch look good
- ✓ Linda checked the lights at night and one light was out on the east side. West side was working

Easement at the North end of Woodbine:

- ✓ The fence is in ill repair and doesn't look good. Christine will contact the owners on both sides of the Easement to see if they want to take it down

Other:

- ✓ 26271 Grapevine: Handed assessment and new owner's information
- ✓ Discussion of assessment payment options such as Zelle. Will be put on future agenda for discussion

Back at Christine's home:

Review of Previous Month's Minutes:

Dave made a motion to approve the September 23rd meeting minutes. This was 2nd by Jody. All members in attendance in favor, motion passed

TREASURER'S REPORT from Christine as of 10.27.2021:

\$7,940.65 Checking Account
\$8,605.97 Savings Account
\$16,546.62 Total monies on hand

OUTSTANDING Invoices:

None

OUTSTANDING Deposit:

Christine explained that there are six checks outstanding, but we were waiting until after tonight's meeting to make the deposit.

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

WC Audit – 2nd time

Christine explained that Liberty Mutual sent back a \$9.00 check that they invoiced us and we paid. CLBA was asked to do a 2nd audit for the period of May 2021 to September 2021. Christine redid the audit and sent it in.

Workman's comp insurance question. We pay the insurance and if there are no claims we get a rebate.

Delinquents:

Christine informed the board that 35 statement reminders were sent out on October 20th, 2021. The reminder statements were received on October 19th from the accountant. As of October 27th, 2021, the delinquent amount totaled \$15,522.50. The amount will go down in the next two weeks when checks start coming in.

Chronic Delinquent (two or more years in arrears):

Liens:

Christine and Jody will send out liens after January 1st, 2022 per the CLBA By-Laws to those who are in two years or more in arrears.

SECRETARY REPORT from Linda Ryan:

None

WATERCRAFT LAUNCH REPORT from John:

*Winter: Will complete dredging paperwork to get on the list for the spring

*Spring: Quote for Rip Rap to hold back erosion

*Spring: Looking for pier replacement pieces

NEW / OLD BUSINESS:

* Beach: Buoys were taken out of the water by Dave and Mike. Dave explained that there were four lines between the buoys that broke. They will need to be replaced before they can be put back in the water. Dave suggested getting stainless steel replacements. Jody will work on quotes for the Spring

* Park: Landscape and trees tabled until Spring 2022

* *Accountant* – the accountant sent out the statements on October 1st, but we received them October 19th. We will not count on the mail in the future. Moving forward, we will ask her to email them to us so we can print and send them out ourselves to expedite billing.

* *Entrance signs* –moving forward with Alan Thennes for \$1455 in the Spring. Price may change depending on material costs at the time.

* *Current Home Activity within CLBA -*

FOR SALE: 42685 N Lake Ave (Burm) closing 10/29/21

FOR SALE: 26276 W Grapevine Ave (Marcomb) no updated information

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

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

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

SOLD: 26311 W Prospect Ave (Meyer)

SOLD: 26426 W Grapevine Ave (Marreale)

*Welcome packets needed . . .

Jody will get information from the Antioch Chamber and send out packets to:

- ✓ 42805 N Woodbine (Owner unknown)
- ✓ 26262 W Grapevine (Ana Maria Raymond)
- ✓ 26311 W Prospect (Pamela Gwynne)
- ✓ 26426 W Grapevine (Porta)

*Website:

Christine informed the board that the website is up to date

*Voice Nation and other calls:

- ✓ Lawyer for Burm closing
- ✓ AT&T-wants to sell us a new package ☹ We don't have a phone!
- ✓ Smetters - check is in the mailbox, but Christine never received it

*Cameras:

Dave reported that he is looking at different options of solar cameras that download to a phone as opposed to needing to have internet for them to work

GENERAL BUSINESS:

*The Board went through the "Monthly to do list" for October, November, and December

Next Board meeting: Wednesday, December 1, 2021 at 7pm at Christine's house.

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

Meeting adjourned at 6:07 pm

Respectfully submitted by,
Linda Ryan, Secretary