



3.7. 2023 – Tuesday - 6:30 pm Zoom.

Christine called the meeting to order @ 6:56 PM

Board Members in Attendance:

Vice-President - Jody McCormick
Treasurer – Jim Guzzaldo
Business Secretary – Christine Ryder
Secretary - Linda Ryan
Trustee - Maria DeCaussin

Board Members Absent:

President - Amanda Kellgren
Trustee - John Feld
Trustee - Dave Brown

There was a review and discussion about the January 17, 2023 meeting minutes. Maria motioned to approve the January 17, 2023 minutes. Jim seconded. All in favor. Motion passed.

Treasurer's Report presented by Jim Guzzaldo . . . as of March 7, 2023

Checking Account – \$12,485.90

Savings Account – \$14,607.60

Total Monies on hand – \$27,093.50

There is one outstanding invoice.

Go-flow website: \$525.00 annual fee

What is the limit of money we can have in the bank as a non-for profit? Jim will ask our CPA.

Maria motioned to approve the Treasure's Report. Linda seconded. All in favor. Motion passed

Secretary's Report

None

Business Secretary's Report

Christine informed the Board about Association Dues transaction totals for (2022-23):

Collected: \$20,307.50

Current Outstanding: \$4,662.50

All years delinquent dues (\$15,405.50)

Need a lawyer for Liens and delinquent letters.

Note: According to the ByLaws. assessments are due by 12/31 each year otherwise there is a \$50 late fee assessed.

Watercraft Launch Report

Water level is high. We have to beware that no water is above the piers. We will have to check levels.

Pier discussion was tabled due to John Feld's absence.

Current Home Activity within CLBA

For sale – 26448 Grapevine (Morreale) going on market soon

For sale – 26265 Grapevine (Morreale) going on market soon

For sale – 2 lots on Prospect (Liace) Texted him to ask if still for sale

SOLD – 3 lots on Prospect & Woodbine (Latusek) Buyer?

SOLD - 26426 Grapevine (Nolan-Porta) Buyer?

WELCOME Packets

Jody will get additional packets from Maria's house and distribute.

General Business:

Discussion was had about chain of communication with accountant and website manager to ensure clarity and currency.

Linda will send email November minutes to accountant regarding Jim added as accountant.

Old and New Business:

Beach

Sand is needed at the beach as none was purchased last year. Jody will call and get quotes for sand.

Park: Jody and Jim said the park looks good. No branches need to be picked up

Street Lights: All working

Newsletters:

We have not been able to create a Newsletter since Nancy left. Christine asked the Board if we could approach Nancy to create four newsletters a year for a \$25 per diem. All of the Board was in favor. Christine will ask her by next meeting if she is interested.

Website and Voice Nation:

With many of the Board members changing roles and responsibilities the following responsibilities were discussed and divided:

Christine: check emails and take action when needed

Christine: check Voicenation and respond

Linda: Send approved minutes to webmaster/GoFlo and check updates

Nancy: TBA seasonal newsletter

Jim: Communication with accountant to update monthly budget sheets

Website: Needs to be updated.

Sales/Realtor/Attorney page to make transactions easier. We just need to get the webmaster the info

Christine: (GoFlo) said he would do a Gallery of pics for 100th anniversary

Board agreed to add "Friends of Channel Lake and Lake Catherine" link on the website.

Upcoming Business & Projects:

Entrance Signs: Should be revisited so we have them installed by 100 th anniversary & Annual Meeting

Bids for: Mowing & Landscaping

We will review B&E's Landscaping contract. Jody will talk through the contract with Blayne to ensure we are on the same page for landscaping this season especially once there is a dry spell or winter is approaching.

Porta Potty will be put in the park in May.

Insurance; CR to check....thinks we have new dates but let us know. Otherwise, WC Audit due in April.

Annual Meeting:

Let's start planning as it is only four months away and time flies once Spring comes.

Review of monthly to do list:

March:

- ✓ Bids sent out for Landscaping/Mowing & Port-o-Pottys

April:

- ✓ Contracts awarded for Landscaping/Mowing & Port-o-Pottys
- ✓ Make sure all contractors have INSURANCE!!!!
- ✓ Schedule Spring walk-about to inventory our CLBA property
- ✓ Schedule buoy installation – ask for volunteers. Make sure buoys ready
- ✓ Schedule date for Launch, Beach & Park clean-up

MAY:

- ✓ WC Audit to be done
- ✓ Schedule 2 June meetings – one early and one at the end of June before the Annual Meeting
- ✓ Complete Non-Profit report. MUST BE SIGNED AND MAILED BY JUNE 1st
- ✓ Trash can put out at Beach **(Jody will Call Groot as we are having a problem placing one since there is no house)**

Linda will send minutes out to Board members in the next couple day for review.

Linda will send approved minutes to GoFlo.

Other:

A discussion about a lawyer is needed to send out delinquency letters: Linda will call around.

Next month's Board Meeting will be held on Tuesday, April 4th, 2023, 6:30pm / Zoom.

Jody motioned to adjourn the meeting and Maria seconded. All in favor. Motion passed. Meeting was adjourned at 8:07PM.

Respectfully submitted by:

Linda Ryan, Secretary