



MINUTES OF THE ANNUAL MEETING July 9, 2022

The meeting was called to order by President Christine Ryder at 9:03 a.m.

President Christine Ryder introduced herself to the members in attendance with a short bio. She moved into CLBA in 2002 and has been on the Board since 2014. She started as Treasurer for 2 years and has been the President for 6 years.

President Christine Ryder read aloud the CLBA Good Governance & Mission Statement.

President Christine Ryder introduced all Board members and Trustees present. They were thanked and introduced:

Vice President – Jody McCormick

Trustee - Dan Kolarik

Trustee - Maria DeCaussin

Trustee - Nancy Moroney

Trustee - Dave Brown

Secretary - Linda Ryan (arrived at 9:45)

Absent - Trustees: Anne Huffman and John Feld

VP Jody McCormick took the roll call of all CLBA members in good standing. It was determined that there was a quorum of 87 members either present or by proxy to have an official meeting. A minimum of 85 were needed.

VP Jody McCormick introduced and welcomed new homeowners since 2021 Annual Meeting:

Adam Ridgeway on Grapevine

Jessica Cox on Grapevine

Kenneth Kruyswyk on Prospect

Allan & Charlotte Schmitt on Woodbine

Brad Martin on Woodbine

Lah on Woodbine

Frances on Grapevine

Patty Goberville on Woodbine

The Minutes of the July 10, 2021 Annual Meeting were read aloud and reviewed by all members present. Pat Maroney made the motion to accept the minutes and Tammy Rosek seconded the motion. All members present voted in agreement and the motion was passed.

FINANCIAL REPORT: President Christine presented the Financial Report as acting Treasurer.

Antioch Township their bill for two years until LED lights are installed. The new bill for this year will be \$1314 starting with July 1, 2022 thru June 30, 2023.

Tom Ryder made the motion to accept the minutes and Tammy Rosek seconded the motion. All members present voted in agreement and the motion was passed.

Standard Ongoing Business:

- 1) **Accountant Update:** President Christine stated that she is doing a great job, everything is current and up to date. No further discussion, all is well.
- 2) **Delinquent Report:** President Christine informed the members that there are 8 chronic delinquent members for a total of \$8,177.50 in arrears. There are another six members that are one year in arrears and their total equals \$1,972.50 which total \$10,150.

When the new assessment invoices go out for this fiscal year, liens will be added on the chronic delinquents at a cost of \$43 per lien plus attorney fees involved.

- 3) **Phone Service:** **President Christine informed the members that our CLBA** phone service's monthly cost went up from \$59 to \$75 . Trustee Maria DeCaussin called other companies to get comparison costs and went back to VoiceNation and they agreed to keep the cost at \$59 .
- 4) **Website Update:** President Christine informed the members that the website is up to date for all to view at www.CLBA.us. Please visit to find By-Laws, Rules and Regulations, Watercraft Launch area info, Board meeting minutes and Annual Meeting information.
- 5) **Beach Report:** President Christine informed members about the following beach needs and general info:
 - **Sand not needed this year:** More sand will most likely be purchased next Spring/Summer.
 - Dave mentioned that there are new stainless steel cables
 - No tying up to the buoys
 - Fence at the end of Woodbine, some of the wood panels are taken down.
 - The walkway easement was discussed, but before the easement can be paved; Julie must identify the location of pipe. Gravel needs to be put onto driveway due to Pat Siebert's flooding.

- 6) **Watercraft Launch Area Report:**

In Trustee John Feld's absence, President Christine read a letter (see attached) from John stating that he is working on the Rif Raf erosion and dredging.

- There is \$1500 left over from that was not spent from last year's budget and will go back into this year's budget.
- There are 7 people on the waitlist for the boat launch.

NEW BUSINESS:

Signage at Entrances, Beach and Park:

- 1) President Christine informed the membership that the status of the signage is on the table.

Watercraft Launch: Dredging and Pier Maintenance:

- 1) Trustee John Feld explained in a letter written to the CLBA that \$18,000 will be needed to fix the piers. He stated that we have many bricks that can be used and Amanda KELLGREN said that she can help. John Bettasso made a motion to use the \$1500 not spent in last year's budget to be used towards this project. Seconded by Samantha Pennington.
- 2) The west side of the piers need replacement.
- 3) John is continuing to work on the Erosion issue. Rip-Rap material can be used.
- 4) John is working with a company regarding dredging the pier area, until more information is obtained we will not know the cost. (There was spoken concern if CLBA needed dredging by the boat launch, or just in our channel leading to the boat launch which would be Fox Waterway's responsibility.)

Pavilion:

President Christine still on the table.

Houses for Sale:

There are currently six on the market

Open Discussion

Yard Sale:

President Christine stated that the yard sale was a success as 16-17 homes participated. She asked all in attendance informally if they would like to have another annual yard sale next year and all were in favor, no one opposed.

Presentation of Proposed budget:

The proposed 2022-2023 budget was reviewed. Tom Ryder made a motion to accept the amended 2022-23 budget of \$27,685 and Pat Moroney seconded.

Tom Ryder made a motion to accept Option #2 Assessment fee to \$10 per Lot and \$210 per house. This was seconded by Lew Bleicher. All in favor, motion passed.

Board Member Nominations/Retention

President Christine Ryder informed everyone that she will be stepping down from the Presidency. She stated also that we will need a business secretary and a treasurer. She also informed the current members that Dan is moving and Nancy too is moving. She also stated that Anne is leaving the Board. She asked the members present if anyone is interested in joining the Board and Amanda and Erik Kellgren volunteered. Jim Guzzaldo also expressed interest.

Volunteers for the 2022-2023 audit review on or after June 30th, 2023

Jessica Cox volunteered, we will need to gather two others in June.

Drawing of Homeowners Assessment – Rosek won the raffle waiving the house assessment fee for the 2022--2023 fiscal year. Owed is still the Lot payment. Congratulations Roseks!

CLBA 100 years

President Christine reminded members that CLBA will be 100 years old in 2023. We are looking for people who know the history of Channel Lake Bluffs Association and would be willing to tell their story so we can put it on our website www.CLBA.us.

Terry Colby made a motion that the late fee for your Homeowners assessment will be \$50 and Angela Kirshelm seconded.

Adjournment – Erik Kellgren motioned to adjourn the meeting. Tammy Rosek seconded the motion. All in favor, motion passed. Meeting was adjourned at 10:26 a.m.

Respectfully submitted,
Linda Ryan – Secretary
Christine Ryder – President

Minutes approved by CLBA members present and proxied at the 7/9/23 annual meeting.