

**CHANNEL LAKE BLUFFS ASSOCIATION
MINUTES OF THE ANNUAL MEETING
July 9, 2016**

With the absence of the Board President, Vice President, Jody Colangelo called the meeting to order at 8:48 am.

The following Board Members were present, Dave Brown, Jody Colangelo, Terry Colby, Rocco Liace and Christine Ryder

Board Member, Terry Colby, took roll call of all eligible voters. It was determined that there was a quorum of the Homeowners either present or by proxy to have an Official Annual Meeting.

The Vice President read off the names of the homeowners who were new to the subdivision since the 2015 Annual Meeting. New homeowners David Caruso, Dawn Randall and Philip Ruedig on Grapevine and Steven Haka on Prospect were recognized.

MINUTES OF THE ANNUAL MEETING JULY 11, 2015:

Tom Ryder made the motion to accept the minutes from the July 2015 meeting; seconded by Lawrence Colby, all members voted in agreement – Motion passed.

TREASURER'S REPORT:

The yearly Financial Report was reviewed by the membership. Caryl Singer and Lawrence Colby completed the annual audit with Christine Ryder and found the records all to be in order. There were no corrections or conflicts. A motion was made by Mark McDonald to accept the Financial Report as presented, this seconded by James Rosek – Motion passed with Betty Knox casting the only No vote.

It was requested by the Homeowners present that Quarterly reports on our finances be made available to all Homeowners who request them.

OLD BUSINESS:

The Board noted the following items that have been completed this past year.

- A new door has been purchased and installed on the shed at the beach.
- A printer has been purchased for the Association.
- Sand has been delivered and spread at the beach.
- A replacement cell phone has been purchased for Beach 911 calls and a second phone purchased for homeowners to call and get in contact with a Board Member. This new cell number will be posted on our website and in the next Newsletter mailed to the Homeowners.
- Gravel has been purchased for the boat launch and the ramp has been repaired.
- 6 feet of boards were replaced on the piers. As this was for the loading ramp the repairs were paid for out of the General Fund.
- Additional cameras have been purchased and are up and running at the beach.
- With the Board getting bids up to \$10,000 for the rip rap project for the beach it was noted that the \$3,000 allotted for the project at the 2015 Annual Meeting was not sufficient an amount to complete the project. James Rosek made the motion to increase the amount to fund this project by an additional \$7,000 to complete it. This was seconded by Dan Myros. All members present were in agreement – Motion passed.

- After October 1, 2016 the Board will no longer be responsible for collecting for Garbage collection for our Homeowners. Each Homeowner will need to contact Advanced Disposal prior to October 1st and arrange to have the billing changed to their home address. The fee negotiated with Advanced Disposal is \$17.00 a month to include both garbage and recycling. The Board will stay work as a Negotiator with Advanced Disposal to obtain the best pricing we can get for our Subdivision. This notice will be emailed to each Homeowner that has provided an email address and will be put in the newsletter that will come out after the Annual Meeting.
- Phone numbers for the Lake County Health Department and their website along with the phone number for ComEd will be posted on our website and included in our newsletter so Homeowners can call complaints directly into the appropriate company.
- Steve Kust made the motion to allocate \$1,000 to move the sign at the Beach and level the hill to make the Beach more readily accessible to everyone, provide more gravel for the Beach entrance and/or scrape the gravel to remove the weeds, this was seconded by Rocco Liace. All Members present were in agreement – Motion passed.

NEW BUSINESS:

- **Election of Board Members:** The floor was opened up for Nominations for new Board Members – nominated were David Brown, Terry Colby, Jody McCormick and Christine Ryder, James Rosek, Dan Myros and Mark McDonald. As there were no further nominations Betty Knox made a motion to accept the nominees to the Board without a ballot vote, this was seconded by Joseph Gange – Motion passed with no opposition.
- **Reappointment of Business Secretary:** See item below under Hiring of a Bookkeeper. Cathy Phillips to be retained for 90 days as the Business Secretary.
- **Budget:** The Board presented the proposed budget for 2016-2017 fiscal year. Jay Feld made the motion to accept the proposed budget of \$30,544.42, this was seconded by MarcAnthony Beaton – Motion passed after much discussion regarding the need for a Bookkeeper at this time.
- **Assessments and late fees:** Lawrence Colby made the motion that the Assessment for the 2016-2017 fiscal year is as follows \$190.00 a year for the house and \$10.00 a year per lot, this was seconded by Myrtle Barrett – Motion passed with no opposition. A late fee of \$2.00 will be assessed if the Assessment is not paid by January 1, 2017 as is set in the By-Laws at this time.
- **Hiring of a Bookkeeper or CPA:** Betty Knox presented a bid from an Independent Accountant to handle the books for the Association which would include billing Assessments, processing checks for invoices presented to the Association, filing the 1120H in September of each year, processing any 1099s, preparing a monthly Treasurer's report and preparing all paperwork necessary for the Annual Audit. After much discussion the motion was made by Betty Knox to pay the Business Secretary, Cathy Phillips and the Treasurer \$50.00 a month for the next 90 days until such time an Accountant can be hired. This was seconded by Lawrence Colby, all Members present voted in agreement – Motion passed. The Board is also being asked to get 2 additional bids before hiring an Accountant to provide the above described work.

Floor was opened for additional comments and discussions:

Repairs the East and West banks of the boat launch were discussed and it was agreed that the Board will contact Bob Boyce to see what the cost would be to rehab the coconut rolls that were put in place to stabilize the banks.

Steve Kust volunteered to work with the Board on maintaining the walkway between Grapevine Ave and Prospect Ave. It was noted that the gravel needs to be scraped and the weeds controlled better.

There were concerns voiced over whether or not 1099's were filed for 2015. The Board will look into this and take appropriate action.

The Board asked for volunteers to step forward at the end of the meeting to perform the 2016-2017 audit of our Books that will need to be completed next July prior to the Annual Meeting. 3 volunteers are required to audit the books. Terry Colby will contact Caryl Singer again to see if she will do this and then find 2 additional homeowners to help her.

MarcAnthony Beaton was the winner of the lottery waiving the House Assessment for the 2016-2017 fiscal year. Congratulations Marc!

There being no further business for the Association to discuss, Jay Feld made the motion to adjourn the meeting at 10:58 am, seconded by Joe Gange. Meeting adjourned.