

CHANNEL LAKE BLUFFS ASSOCIATION
MINUTES OF THE ANNUAL MEETING
July 8, 2017

President Christine Ryder called the meeting to order at 8:39 am.

The following Board Members were present, Terry Colby, Jody McCormick, Mark McDonald, Dan Myros 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 President read off the names of the homeowners who were new to the subdivision since the 2016 Annual Meeting. The new homeowners were Christopher Beaton, Eric and Amanda Kellgren, Casey Murray and Nicole Dean. If the new homeowner was in attendance at the meeting they were recognized and welcomed.

MINUTES OF THE ANNUAL MEETING JULY 9, 2016:

Patrick Moroney made the motion to accept the minutes from the July 2016 meeting as amended to include that Betty Knox should have been noted that she volunteered at the 2016 meeting to help audit the Association books; this was seconded by Tom Ryder, 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 Dan Myros and found the records all to be in order. A motion was made by Henrietta Short to accept the Financial Report as presented, this seconded by Patrick Moroney – Motion passed with Betty Knox noting an objection to the starting balance. This concern was addressed by Dan Myros that the corrections were in the process of being worked on.

OLD BUSINESS:

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

- New cameras have been set up at the beach.
- Website signs have been placed at both entrances to the subdivision.
- The 911 emergency phone has been installed at the beach.
- The rip rap project for the beach area has been approved and work is to start shortly on getting the project completed.
- The grading to the beach at the gate area has been completed.
- An Accountant has been hired and the Board is working on getting all the information to her that she requires to set us up.
- Work at the boat launch is continuing with repairs to the piers being done after the spring high water caused several of the pier tops to become dislodged.
- Work on getting the ballots in for the amendments to the By-Laws is progressing. We are still in need of a few ballots to be returned and all homeowners were encouraged to return a completed ballot if they haven't already.

NEW BUSINESS:

- **Election of Board Members:** Retiring Board Members Barrett Barcroft, Anne Huffman, Mike Kirchwehm, Rocco Liace and James Rosek were not present at the

meeting to acknowledge that they would want to serve another 2 year term and there were no Members nominated from the floor nor did any volunteers come forward. The Board for the 2017-2018 fiscal year will be comprised of David Brown, Terry Colby, Jody McCormick, Mark McDonald, Dan Myros, and Christine Ryder.

- **Budget:** The Board presented the proposed budget for the 2017-2018 fiscal year. Tom Ryder made the motion to accept the proposed budget of \$17,450.00, this was seconded by Patrick Moroney – Motion passed.
- **Assessments and late fees:** Barbara Bettasso made the motion that the Assessment for the 2017-2018 fiscal year be set as follows \$140.00 a year for the house and \$10.00 a year per lot, this was seconded by Caryl Singer – Motion passed with no opposition. A late fee of \$2.00 will be assessed if the Assessment is not paid by January 1, 2018 as is set in the By-Laws at this time.

Floor was opened for additional comments and discussions:

It was brought before the Board that there are several trees that need to be removed at the Boat Launch and the Beach. Sharon Martino made the motion that the Board contract to have the trees removed and the stumps ground down with the project not to exceed \$2,000. This was seconded by Tammy Rosek. All members present voted in agreement – motion passed.

Discussion ensued over the Association having a Neighborhood Garage Sale possibly the 3rd week in August. Jody McCormick made the motion that this be scheduled and the Association pay for the advertising of this event; this was seconded by Myrtle Barrett. All member present voted in agreement – motion passed. The Board will arrange for a date, notify the members and pay for the advertisement of the event.

It was brought before the meeting that there have been several member that have been having issues with their neighbors that they have requested that the Board intercede on. It was explained that there are many times that the issues need to be settled between the neighbors and that the Board does not have the authority to intervene.

Discussion was brought up by the Board to see if there would be interest by the Members in having either a Pavilion built or the updating of our play ground equipment at the beach. After much discussion the Members asked the Board to review all aspects of both projects and come back to the Annual meeting in 2018 with information on whether either project could be done and what it would entail and the cost to do the projects.

Members inquired if the Board will negotiate any future bills with Advanced Disposal for garbage collection. The Board explained that each homeowner is now on their own on contracting with the Company. When asked what the credit was from Advanced Disposal for the previous year's corrected billing it was stated that is was around \$9,000 and it had been applied to any billings we received.

It was asked that the Board update the emails that were requested of each homeowner and that homeowners with valid emails be sent their newsletters in the future to keep down the costs of mailing them. The Board pointed out that this is being done and that they are also posted on our website.

Betty Knox asked the Board to look into why the Boat Launch Key Fund and the Swim Tag Fee fund was not noted on the Annual Financial Statement. This is money that needs to be kept separate as it is a fee that is refundable to a homeowner if and when they turn in their keys and

tags. She also requested to know what the amount is that is currently owed the Association in delinquent Assessments.

The Board asked for volunteers to step forward at the end of the meeting to perform the 2017-2018 annual audit of our Books. This will need to be completed next July prior to the Annual Meeting. 3 volunteers are required to audit the books. Lawrence Colby, Betty Knox and Caryl Singer volunteered to perform the audit.

John and Barbara Bettasso were the winners of the lottery waiving the House Assessment for the 2017-2018 fiscal year. Congratulations to the Bettasso's!

There being no further business for the Members to discuss, Myrtle Barrett made the motion to adjourn the meeting at 9:45 am, seconded by Patrick Moroney. Meeting adjourned.

Respectfully submitted
Terry Colby, Secretary