

C.L.B.A. BOARD MEETING MINUTES
March 20, 2018

The meeting was called to order at 7:01 p.m. by Christine Ryder.

ATTENDEES: Dave Brown Terry Colby
 Anne Huffman Jody McCormick
 Mark McDonald Dan Myros
 Cathy Phillips Christine Ryder

ABSENT: Rocco Liace

GUESTS: NONE

Dave made the motion to accept the February 20, 2018 minutes as presented, this was seconded by Mark, all Board Members voted in agreement – Motion passed

BUSINESS SECRETARY’S REPORT:

- Cathy updated us on what the Attorney told her regarding our legal stand on placing liens. The board asked her to meet with him again to see how we can enforce the collection of our Assessments.
- Cathy will be working on sending out the welcome packets to all the new homeowners.

TREASURER’S REPORT:

- As of March 20, 2018, the following balances were in our accounts - Checking \$9,356.70 and \$13,601.36 in the Savings account. Anne made the motion to accept the Treasurers report, this was seconded by Dave, all Members present voted in agreement – Motion passed.
- Dan presented the outstanding bills for payment – Antioch Township \$974.28 for payment on the street lights, \$385.00 payment for the maintenance of our website. Dave made the motion to pay the outstanding bills, this was seconded by Anne, all Members voted in agreement – Motion passed.
- Dan reported that the second billing notice for outstanding assessments will be mailed shortly.
- Confirmed with Dan when the next billings will be due on our Bond, General Liability and Director and Officers policies. The Bond is due in November and August for the General Liability and the Director and Officer policy

SECRETARY’S REPORT:

- Terry is continuing to work on getting the Work Comp policy put back in place. The outstanding audit has been completed and now we are just waiting on Certificate of Insurance from the Contractors so that everything can be completed and a new policy issued.
- There are still outstanding ballots for the By-Laws amendments, again encouraged all Board Members to take the ballots for their neighbors and get them completed.

LANDSCAPING/BEAUTIFICATION REPORT:

- The following items were found to be in need of repair after some of the Board Members did a walk around the Association – Concerns were raised that the gate at the boat launch was left open this winter, it was decided that it will be closed in the future, Christine took care of the piece of metal that was sticking up on the boat ramp, there appears to be a lot of work that needs to be done at the boat launch, Anne and Rocco will address this.

- Rocco still needs to get the PVC pipe and chain at the beach removed.
- Dan needs to get the sign at the emergency gate by the beach installed
- Sand will need to be purchased for the beach this summer.
- The contract was pulled for the Rip Rap project and it stated that any damage to the landscape would be repaired by Captain Rod. He will be contacted to repair the grass that was torn up when he did the project.
- The garden at the beach either needs to be maintained or removed.

BOAT LAUNCH COMMITTEE:

- Boat launch slips went out on March 18th to the current people using the slips, the rental amount stayed the same at \$250.00.
- As stated under the Landscaping report there is work that needs to be done at the launch and the ramp needs to be looked at and any repairs completed before the boating season starts.
- Again, it was decided that the gate at the boat launch will be closed year-round and not opened for the winter months as has been the past habit.

BY-LAWS COMMITTEE:

- Again, Terry encouraged the Board Members to take the ballots that are outstanding to any of their neighbors to get them completed so we can get a final count.

OLD BUSINESS:

- Christine will have the list and amounts that are in the Swim Tag and Boat Launch Key funds available at our April meeting.

NEW BUSINESS:

- The Board reviewed the Monthly to do list to see if anything for April needs to be done.
- In April we need to put out bids for Lawn care and seal coating the ramp at the boat launch.
- Christine will be putting together the newsletter that needs to go out in March, one of the items to be included is asking for volunteers to put in and remove the buoys and a reminder that if a homeowner still has a ballot to be completed for the amendments to the By-Laws to please complete it and send it back to the Association.
- Terry was asked to call AF Crissie to see if a Pavilion and picnic tables would be covered under our General Liability policy and if not what the increase in premium would be to have these 2 items added to the policy.
- One of the Board Members needs to put together what the cost of a pavilion would be so that we can take this to the Annual Meeting.

As there was no additional business to come before the Board, Dave a motion to adjourn the meeting at 8:05 p.m., seconded by Jody - Meeting adjourned.

Respectfully submitted
Terry Colby, Secretary

NEXT MEETING DATE IS SCHEDULED FOR APRIL 17, 2018

7:00 PM

At Cathy's