

## **C.L.B.A. BOARD MEETING MINUTES**

### **June 11, 2019**

The meeting was called to order at 7:08 p.m. by Christine Ryder.

**ATTENDEES:** Christine Ryder                      Dave Brown  
Cathy Phillips  
Betty Knox  
Jody McCormick

**ABSENT:** Nancy Moroney, Anne Huffman and Dan Myros

**GUESTS:** NONE

#### **REVIEW PAST MINUTES:**

Betty made the motion to accept the May 21, 2019 minutes, this was seconded by Jody, however Jody motioned that it be with the stipulation that the April and May minutes be corrected, all Board Members present voted in agreement – Motion passed.

#### **TREASURER'S REPORT:**

As Dan was not present to present the Treasurer's Report – none was given.

- It was discussed that Christine talk with Dan and ask that he resign from the position of treasurer. She said that she would talk to him as soon as she could get a hold of him and also ask for all the books at that time. Members discussed that Betty take the position as treasurer.
- Cathy made the motion to have Betty Knox as treasurer, Dave Brown seconded and all present were in favor.
- It was also discussed and agreed by all members that the financial information all get to the accountant as soon as possible.
- Betty handed out a note regarding delinquent accounts. The total she had was: \$11,167.00. Unpaid was \$2,597.50.
- Betty and Cathy will get together and compare both sets of books and refer delinquents to the attorney.

#### **SECRETARY'S REPORT:**

- Cathy received a notice from the Lake County Sheriff's Office that there will be a sale for delinquent taxes on the property of Richard Frye.
- Cathy received a call from Mrs. Rempert requesting copies of by-laws and information re subdivision. She was directed to the website. The home is currently for sale.

### **LANDSCAPING/BEACH/BEAUTIFICATION REPORT:**

- Jody reported that the flower area by the park was looking pretty sad and Jody stated that she would look into getting some prices for cleaning up that area.
- Cathy made a motion to accept and motion was seconded by Betty. All members were in favor.
- It was decided by the members that maybe we should add sand to the beach area.
- Christine stated that she would get ahold of Capt Rod to get pictures himself as the buoys were installed.

### **BOAT LAUNCH COMMITTEE:**

- Anne was not present so there was no update on the boat launch area from her.
- Christine stated that from now on anything that needs to be done at the boat launch the contact person should be Tom Huffman.
- It was discussed by the members that we send out the notifications for boat slips earlier next year, possibly in February and that all requests and payments be in by May 1st.
- It was brought up that Bart Micek did not use his boat slip last year.

### **BY-LAWS COMMITTEE:**

There was nothing new to report on the By-Laws

### **OLD BUSINESS:**

- The newsletters and proxies were put together and ready to mail. Cathy will take to the post office on Wednesday.

### **NEW BUSINESS:**

- It was discussed that we pay Tom Huffman \$350 for the work done at the boat launch area.
- It was also discussed that we pay Lou Bleicher for removal of the downed tree at the park and that we pay him \$400 for his work. Betty had checked on this with the insurance company and the insurance company stated that had either men gotten injured, they would have been covered medically. Betty made a motion to pay them both, Cathy seconded and was approved by all members.
- The suggestion was made that from now on, anyone wishing to do work on subdivision property must get approval from the board.
- Cathy brought up the fact that she discovered that there are two registered sex offenders living in rental properties on Grapevine addresses. She has called the Lake County Sheriff to see what we can do to prevent either of them from going to the park or beach and the officer indicated

that because we were not government subsidized for financial assistance on neither the park or beach, there was nothing we or they could do about it other than notify homeowners.

- It was discussed that we could place a flyer out at the annual meeting with their names and address on the flyer so that residents could be made aware of them. Cathy will check with the attorney to make sure we can legally do this.
- It was also discussed that we provided a list of the delinquent members at the annual meeting. This will also be addressed to our attorney.
- Betty asked that we also ask the attorney if we can inform members at the annual meeting that all delinquent accounts be given to the attorney for collection and if not paid in a timely matter, they will then be taken to small claims court and the delinquent homeowner will then also be responsible for court fees and attorney's fees. This too will be discussed with the attorney.
- The issue of auditors needed for the HOA books before the annual meeting was discussed and the following names were brought up as persons who had audited the books in the past and may be willing to do so again. Caryl Singer, Henrietta Short, Mark McDonald and Tom Hunter.
- Cathy offered to put up signs regarding the annual meeting on the two CLBA signs and at the beach area.
- The Board voted in agreement via email to do the Free Dues Lottery drawing at the 2019 Annual Meeting.

As there was no additional business to come before the Board, Dave made a motion to adjourn. 2<sup>nd</sup> by Cathy. Motion passed. Meeting adjourned at 835 pm.

Next meeting is scheduled for 7:00 pm Tuesday June 25<sup>th</sup>, 2019 at Betty's home.

Respectfully submitted  
Cathy Phillips, Secretary