

**C.L.B.A. BOARD MEETING MINUTES**  
**June 25, 2019**

The meeting was called to order at 7:03 p.m. by Christine Ryder.

**ATTENDEES:**            Dave Brown                    Betty Knox  
                         Anne Huffman                Jody McCormick  
                         Christine Ryder

**ABSENT:**                Nancy Maroney, Cathy Phillips

**GUESTS:**                Kathy McDonald (filling in to take meeting minutes)

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- Jody requested that the April 2019 and May 2019 meeting minutes be updated per the previous notes. The Board needs an updated print out of those minutes. Board members agreed. Jody motioned to accept the June 11, 2019 minutes with revision. Dave seconded. Motion passed.
- Kathy McDonald agreed to take the Board meeting minutes for the June 25, 2019 Board meeting and at the Annual Members meeting in July.

**Treasurer's Report:** Betty provided the reconciliation for 2018/2019. Checking Account balance is \$16,873.46. The Checking Account prior to the reconciliation showed CLBA as having \$511.79 less than the bank statement. Books were adjusted to the bank statement. Savings account is \$13,603.02 for a combined total of approximately \$30,000. Betty pointed out that this gives CLBA too much money for a non-profit, and needs to be spent on projects for the 2019-2020 year.

We have \$17,000 in outstanding invoices. Betty suggested sending a note or letter to delinquents reminding them to pay their dues. Dave agreed. Betty will ask Cathy if she could do this.

Dave questioned on what we would spend the excess funds. First and foremost, it was discussed that the rip-rap on the beach needs to be done. Captain Rod provided a quote of \$7,500 including excavating and filling. CLBA would pay 50% up front and 50% upon completion. Dave mentioned that the quote does not include the depth of the material. Dave motioned that we get a new quote for rep-rap from Capt. Rod's. Anne seconded. All voted in favor and the motion was passed.

**Landscaping:** The park is full of clover and weeds. Christine did a walk-thru the past week with Brad from Lindstrom Lawn Care. Brad suggested that they should do two applications; one now and one in the Fall. It was decided among the Board members present that the first application would probably have to wait until after the annual meeting in July so that the ground will not be newly-treated in case someone would be allergic.

Lindstrom Lawncare provided a quote of \$1,100 to trim back 2-½ feet of overgrowth on the hill on the right side of the beach. Dave made a motion to get a new quote as we need more area than 2-½ feet cut back. Anne made a motion to get a new bid. Dave seconded. All present in favor and the motion was passed.

Sand is also needed. Jody will call Chase Excavatings.

**Boat Launch:** Anne reported that some of the wood is rotting and Tom has been replacing some of it. Other work is needed and we are waiting for quotes to do the work. Gravel will be needed on the edge of the asphalt and it needs to be larger than the current pea gravel. Jody will get quotes. Anne said Pavement Solutions will seal coat the boat ramp as soon as their schedule/weather allows.

Also noted is the light on the east side of the boat launch is flickering.

A discussion took place regarding boat slip ownership. Jody suggested that we should get proof of registration for the boat's owner along with the application for a slip. The current rules read, in part, "First and foremost, the CLBA Boat Launch Area is NOT a PUBLIC LAUNCH AREA!! This area is only for use by CLBA Members in good standing. Any homeowner lending out their keys or subletting their rental pier slip will lose all privileges to the Boat Launch Area." Sherry Alfonso, a homeowner, has allowed her cousin to have her boat slip which, in the Board's opinion, is against the Rules and Regulations. Sherry will be required to remove that boat. Joan Baran, a homeowner, has been here for over fifty years. Her son currently has one of our boat slips. A vote may be needed at the Annual Meeting to allow a homeowner to have one of their immediate family have the boat slip. Motion was made by Jody for Sherry to remove the boat. Anne seconded. All in favor. Motion was passed.

We currently have 7 slips paid and 1 open. With Sherry's spot being open we will have 2 openings and the next two members on the waiting list are John Bettaso and Vivian Leventis. Bart Micek's check was returned to him because it was received past the deadline of April 30, 2019.

**Bylaws:** Board Members need to collect signed changes to the Bylaws so the Bylaws can be passed as soon as possible.

**Old Business:** Board Members must try to get as many proxies as they can for the Annual Meeting due to the number of delinquents. We need a majority.

Donations in memory of Association members who we have lost recently will be made in their memory. Richard Valloni - \$25.00, Marjorie Feld - \$25.00, and Lawrence Colby - \$50.00. Anne made a motion to approve the donations. Betty seconded. All in favor and the motion was passed.

**New Business:** A day and time needs to be set up for the audit of the books prior to the Annual Meeting. We have so far Tom Hunter, Carol Singer and Mark McDonald volunteering for this and we need one more.

**Proposed Budget:** Betty presented the budget report for Actual (2018-2019) and Proposed for 2019-2020. Items to note:

- There is no longer a separate item for ComEd. This is being incorporated into both the Beach Maintenance and the Boat Launch Maintenance as those are the only two areas for which ComEd provides the service. The street lights are covered under the Township.
- The Accountant expense is significantly higher for the coming year due to the Association books being turned over to Piwonka Accounting to handle in the future. We may need to upgrade software.

The list of items needed for the Annual Meeting was discussed and need to be ready for the meeting on July 13, 2019. Terry Colby will help complete the eligible voter list for the annual meeting.

The next Board meeting will be held as soon as possible after the scheduled Annual Meeting in the park on Saturday, July 13, 2019 at 8:30 a.m. (registration). Rain date – Sunday, July 14<sup>th</sup>.

Dave motioned to adjourn the meeting. Jody seconded. Motion passed and the meeting was adjourned at 8:43 p.m.