

## **C.L.B.A. BOARD MEETING MINUTES AUGUST 20, 2019**

The meeting was called to order at 7:04 p.m. at the boat launch area by Christine Ryder.

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

**ABSENT:**              Nancy Moroney and Jay Feld

**GUESTS:**              Lou & Maria Bliecher and Tom Huffman

### **REVIEW PAST MINUTES:**

Betty made the motion to accept the July 30<sup>th</sup>, 2019 minutes, 2<sup>nd</sup> by Dave.

- However, both Dave and Betty mentioned that it be with the stipulation that the July Board Meeting Minutes be corrected to show that it was decided that we will do a final mailing of the Fall Newsletter to all homeowners noting it will be the last Newsletter to be printed and mailed. If the Board is notified by a homeowner that they prefer a hard copy, special accommodations will be made to provide one to them.
- It was also noted that the July minutes reflect that the clarification from Capt. Rod's bid to remove and replace the buoys to read "Cost is \$300 each time the buoys are removed in the Fall or installed in the Spring."
- Lastly, the June minutes should reflect that the Free Dues Lottery drawing at the Annual Meeting was voted on by the Board via email and passed.

All Board Members present voted in agreement to each change in the June & July Meetings Minutes – Motion passed.

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

Betty Knox gave the Treasurer's Report as a copy of the current Bank Statement and not a formal Treasurer's Report with totals as follows:

Checking:    \$15,381.86  
Savings:      \$13,603.24

- Betty reported that there are two outstanding invoices for Biller Press and the 2 Bereavement donations to be paid.
- Regarding the 2 Bereavement donations, one for Mary Lah and the other for Richard Valloni, CLBA is sending \$25 in each name to Open Arms Mission in Antioch.

- Betty reported that the property of Marilyn Reed was sold in November 2016 for back taxes. The property can be redeemed by Ms Reed by November 2019 for said back taxes. She is delinquent in paying her Association Dues for all of the years she has owned that property. CLBA has had a Lien on the property for several years now and Ms Reed has never communicated to CLBA that she would ever pay. We have notified the CLBA Lawyer regarding this sale.

Motion to accept the treasurer's report was made by Cathy, 2<sup>nd</sup> by Jody.  
Motion passed.

**SECRETARY'S REPORT:**

- Cathy received a notice from the Lake County Sheriff's Office that there was a sheriff's sale on the Murray property.

**LANDSCAPING/BEACH/BEAUTIFICATION REPORT:**

- Jody reported landscaper, Juan, has rescinded his quote for doing work cleaning up garden and hill.
- Another landscaper had given her a quote for \$1500
- Lindstrom gave us a quote for \$1100
- The Board decided to table this until Spring 2020 since it is so late in the year.
- Beach Sand: Chase had still not delivered the sand as promised. Again, the Board decided to have the sand delivered for the 2020 Summer season, as soon as weather permits. We will get quotes from other vendors at that time.
- Cathy will call Capt. Rod to get specifications as to his quote to do the rip rap on the south side of the beach – width, length and depth and size of rock.

**BOAT LAUNCH COMMITTEE:**

- The Board met at the boat launch to go over what repairs were necessary. First and foremost, the grate and gravel ramp itself has deteriorated beyond a quick repair.
- Jay Feld is getting quotes for repairing the ramp with a new grate and more gravel OR removing the grate and gravel altogether and installing concrete ramp pads. This should be done in the Fall while the weather is still good and the water is down.
- Tom Huffman said that the west side of the piers was in need of repair and that he had a few parts left but we would need to purchase five more sections and necessary items to install. There will be several quotes obtained to decide on a cost for the repair/replacements. More than likely, this work will be done in the Spring.

- The driveway to the boat launch had not yet been seal coated as promised by Pavement Solutions. It was recommended that we find another company to do the seal coat this year as the driveway has several cracks that should be repaired before Winter.

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

There was nothing new to report on the By-Laws

### **OLD BUSINESS:**

- Jody and Cathy have put together packets. Christine is composing a welcome letter with information on the subdivision and the Antioch area.
- Betty asked about the signs for the beach area. Cathy reported that we have received them and they will be installed.

### **NEW BUSINESS:**

- Betty stated that all the invoices had gone out. The few chronic delinquents were held out so that they may be further reviewed as there were some discrepancies of balance owed.
- Betty mentioned that the CLBA computer is not usable and that Quick Books needs to be updated to the most current version. Anne made a motion that we have Geek Squad look at it and do the update. Yearly cost for Geek Squad is \$100 per year for 3 computers and unlimited service. Cathy said that she would join Geek Squad and take the CLBA computer in for updating. Jody 2<sup>nd</sup> the motion. All members were in favor. Motion passed.
- At the last meeting, Betty asked if we wanted Accountant Krista Piwonka to be a guest at a Board meeting where she would explain all that she is doing for CLBA with additional information on current Laws and such. The Board said yes but Christine spoke with Ms Piwonka and she charges a \$100 fee. It was discussed by the Board and decided that we do not need her to come talk in person.
- Mention was made by all board members of different items we need to include in the Fall Newsletter such as:
  - ✓ Explain where to find website and what's on it for them
  - ✓ CLBA answering service 847.871.0443 to leave a message
  - ✓ Welcome Board Members
  - ✓ Welcome new homeowners
  - ✓ Beach Health Advisory [www.lakecountylil.gov/beach-advisory](http://www.lakecountylil.gov/beach-advisory)
  - ✓ Lake County Nuisance Hotline 847.377.4444
  - ✓ No parking on the streets
  - ✓ Noise Restrictions - barking dogs, revving engines, loud music

- ✓ Keep yard appearance up – long grass, trash, non-running vehicles
- ✓ Payment for Association Dues should be received by Nov 1<sup>st</sup>, 2019
  
- Betty noted she had problems communicating with our insurance underwriters, Chrissie Insurance. She took it upon herself to advise Biglow Insurance that they will now take care of the D & O, and Liability insurance. Betty was reminded that she can not do this without Board approval.
- Cathy stated that she will contact two other insurance companies and get quotes for D & O and Liability policies. Betty stated that she had already paid the invoice for the insurance as it was due on August 31<sup>st</sup> 2019. Cathy noted that we can cancel with written notification and receive a refund.
- Betty informed the board that while the policy was being reviewed by Biglow Insurance they found that the boat launch/pier area was not specifically covered on the liability policy and should be in the future. She also stated that the policy be raised from \$1 million to \$2 million for the liability coverage. Cathy will get quotes for \$1M and \$2M polices.
  
- Betty stated that the workmen's comp policy was not due until May.

As there was no additional business to come before the Board, Dave made a motion to adjourn, 2<sup>nd</sup> by Jody. Motion passed. Meeting adjourned at 837 pm.

Next meeting is scheduled for 7:00 pm Tuesday September 17, 2019 at Cathy's home.

Respectfully submitted  
Cathy Phillips, Secretary