

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

August 7, 2016

The meeting was called to order at 8:37 a.m. by Mike Kirchwehm.

**ATTENDEES:**

Dave Brown	Mark McDonald
Jody Colangelo	Dan Myros
Terry Colby	Cathy Phillips
Anne Huffman	James Rosek
Mike Kirchwehm	Christine Ryder
Rocco Liace	

**ABSENT:** Barrett Barcroft

**GUESTS:** NONE

First order of business was the election of Officers by the Board. New Officers are as follows:

President – Christine Ryder  
Vice President – Jody Colangelo  
Treasurer – Dan Myros  
Secretary – Terry Colby

Christine took over the running of the meeting.

Mike Kirchwehm brought up an issue with By-Laws that states we should have 4 Officers and 3 additional Directors. After much discussion it was decided that this is an item that needs to be amended in the By-Laws, but that since the additional Board Members were voted in at the Annual Meeting in July all Members sitting on the Board are voting Members.

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

- Cathy reported that Steve Katner purchased John Miller's home on Prospect.
- Michelle Peterson's home on Prospect was sold through a Sheriff's sale in July.
- Cathy was asked to get copies of the Green Book to the new Board Members.
- Jody made the motion that Cathy is to send a letter to the chronic late payers that if all outstanding Assessments are paid within 30 days of the notice that ALL late fess would be waived and the property would be put back in good standing. And if they are not paid the matter would be turned over to our Attorney for further processing, Anne seconded this motion, all members present were in agreement – Motion passed.

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

- Christine as outgoing Treasurer reported that as of August 7, 2016 we had \$17,668.56 in the Checking Account and \$3,600.45 in the Savings Account. Anne made the motion to accept the Treasure's report, this was seconded by Mike, all members present were in agreement – Motion passed.

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

- Jody made the motion to accept the Minutes from the June 2016 Board meeting, this was seconded by Anne, all Members present voted in agreement – Motion passed.

- Terry brought to the Board's attention that all of the boat launch keys have been given out and we have at least one additional request for a key. Terry was directed to get a price for new keys from Waukegan Lock and Safe and report back to the Board. She also pointed out that the authorized signors with Waukegan Lock and Safe should be changed to agree with the new Board. She will get a copy of a new Authorization Form and at the September meeting we will decide who should have the authority to order new keys for the Association.

**LANDSCAPING/BEAUTIFICATION REPORT:**

- Jody reported that the garden at the South end of the beach will be demolished. Bill Chase will be contacted to do this work.
- Jody will also get Bill Chase to do the Rip Rap at the beach as voted on at the Annual meeting.
- Jody will also get bids to make the necessary improvements at the gate to the beach so that the area can be handicap accessible.

**BOAT LAUNCH COMMITTEE:**

- Rocco reported that Boyce has sprayed for the weeds in the boat channel.
- He will also get bids to have the piers leveled and bring them to the next meeting.

**BY-LAWS COMMITTEE:**

- By-Law amendments and ballots were passed out at the Annual Meeting and Terry will follow up to either hand deliver or mail out the rest to any homeowner in good standing that didn't get a copy at the meeting. It was also suggested that we try and incorporate the change to interject the wording "minimum" to the section that states that there be 4 Officers and 3 Directors.

**OLD BUSINESS:**

- The buoys have been delivered and since it is so late in the season they will not be put in this year, but will be put into the lake 2 weeks prior to Memorial Day next year.

**NEW BUSINESS:**

- Anne Huffman has agreed to do the newsletter. It will have the outcome of the Annual Meeting, the update on homeowners contacting Advanced Disposal to make arrangements for the bills to be transferred into each homeowners name prior to October 1<sup>st</sup>, announcement of the new Board Officers and the phone number that should be used to contact the Board.

As there was no additional business to come before the Board, Dave made a motion to adjourn the meeting at 9:49 AM, seconded by Mike - Meeting adjourned.

**NEXT MEETING DATE WILL BE SET SEPTEMBER 14, 2015 AT TERRY COLBY'S  
7:00 PM**

Respectfully submitted  
Terry Colby, Secretary