



1.27.2021 – Wednesday 7p via Zoom

Meeting Called to order @ 710PM

Attendance: Christine, John, Nancy, Dave, Anne, Linda, Jody

Absent: None

Review of Previous Month's Minutes:

Dave made a motion to approve the *December 12th* meeting minutes. This was 2nd by John. All members in attendance in favor, motion passed.

TREASURER'S REPORT from temporary treasurer Christine as of 1.27.2021:

\$ 9910.36 Checking Account
\$13,605.13 Savings Account
\$23,515.49 Total monies on hand

OUTSTANDING Invoices:

Biller Press \$71.25

OUTSTANDING Deposit:

\$280.00 (1) deposit for assessments

There was a motion to accept the Treasurer's report by John and 2nd by Anne. All members in attendance in favor, motion passed.

Chronic Delinquent (two or more years in arrears):

\$9593.00 combined owed to CLBA. Eleven liens will be created and filed in Waukegan. Each lien will cost CLBA \$43 / \$473 total. Liens will go out ASAP and the \$43 cost will be added to each delinquent homeowner's balance.

There was a motion to spend \$473 on eleven liens by Nancy and 2nd by Linda. All members in attendance in favor, motion passed

Current Delinquents (One year in arrears):

\$1100.00 combined owed to CLBA. An overdue statement will be sent out to the nine overdue homeowners. No late fee will be added.

TOTAL DELINQUENT AMOUNT OWED TO CLBA - \$10,693.00 as of 01.27.2021

The Board discussed Homeowner delinquencies having no access to boat launch or beach. John and Christine will get the keys and tags back from the delinquents in the Spring.

Anne brought up Mr. Barron's passing. There was a discussion to donate \$25 to Lake County Food Pantry or charity in his memory. Motion made by Anne and 2nd by Maria. All members in attendance in favor, motion passed.

SECRETARY REPORT from Linda Ryan:

None at this time.

WATERCRAFT LAUNCH REPORT from John:

BOAT SLIPS:

- 1) The eight boat launch slip deposits, applications and watercraft registrations were due by January 15th, 2021. All were received by the January 15th deadline
- 2) The deposit of \$2800 was made on 01.19.2021.
- 3) Boats must be in the water by June 20th, 2021 / Father's Day as was discussed at the 2020 Annual Meeting and approved by all members in attendance.

WINTER RAMP PROJECT:

- 1) Rodney from RC2 Services was hired to begin the ramp project
- 2) Rodney does not have Workers' Compensation but was told he needs it before ANY work can start
- 3) Work may start February 22nd, if the ice is thick enough and RC2 has Workers Comp insurance
- 4) John purchased a "Ramp Closed" sign that will be hung up when work begins
- 5) A temporary fence and new padlock will be installed to enclose the boat launch during construction to ensure no winter recreation vehicle traffic.

NEW / OLD BUSINESS:

* *Welcome Packets* – Jody

- ✓ Michael Markus at 26209 W Prospect – still need to get one to him
- ✓ Jessica Cox at 26472 W Grapevine - done

* *Buoys* – Christine will call Capt. Rod to install buoys in May & remove after Labor Day.

* *Accountant* – Krista close the January books and send us the reports & statements. Christine will mail out the delinquents for one more chance to get payments from the delinquent accounts.

* *Paving Project* – This was approved at the 2020 Annual meeting. Pat Seibert got 3 quotes for paving the CLBA portion of his shared driveway with Kellgrens. The vote was

for CLBA to pay 1/3 of the cost for said driveway and 100% of the path from Grapevine to Prospect. Much discussion ensued. It was talked about that we get paperwork signed and put up against the Deed for both houses that CLBA will NEVER be held liable for any problems like water run-off for the life of the house...not the life of the owner of the house. We will speak with our Attorney and see what they think. Discussion was also about how wide the path should be from Grapevine to Prospect. General consensus was that 36-42" would be sufficient and not the 60" they were asking for. If it is 5' wide, we feel that would be inviting cars, 4-wheelers, snowmobiles and the like to use it. It should only be wide enough for wagons or strollers to pass through. As the Board couldn't come to a unanimous decision, discussion was tabled for an upcoming meeting.

* Fence – CLBA owns...or owned...the fence along the path from Grapevine to Prospect. Dan Kolarik called and asked if he could remove the fence so he would have access to his garage. He was told that we would discuss it as a Board at the next meeting. In the meantime, he took down the fence...without CLBA permission. Apparently, the fence was installed because the prior owner at that Grapevine address would use the path as his driveway and leave his vehicles on the path, blocking traffic. CLBA warned him and things didn't change so CLBA put up the fence making it impossible for him to access his garage from the west. Fast forward to now, Dan cannot put his driveway on the east due to the mound septic field. Board discussion then went to if we pave the path, he will continually need to drive across it diagonally, putting wear and tear on the brand new path. Discussion was tabled until another meeting.

* *Current Home Activity within CLBA -*

FOR SALE: 42685 N Lake Ave (Burm...Robert Burm passed in Nov 2020)

FOR SALE: 26276 W Grapevine Ave (Marcomb)

FOR SALE: 3 Lots on the corner of Woodbine and Prospect (Latusek)

FOR SALE: 1 Lot on W Grapevine Ave (Reid)

FOR SALE: 26388 W Grapevine Ave (Rolla)

GENERAL BUSINESS:

The Board went through the "Monthly To-Do List" for January, February, March.

- 1) 1099s need to be sent out by January 31st for anyone that was paid for service over \$600. We have only 1 – B & E Services for lawncare.
- 2) Access to Land Agreement: talk with Quinn (Lawyer) about creating multiple land access agreements for homeowners that need to use CLBA land to access their property.

Next Board meeting: Wednesday, February 24, 2021 via ZOOM at 7pm.

With nothing further brought up before the Board, the motion to adjourn the meeting was made by Jody and 2nd by Maria. All members in attendance were in agreement with no opposition. Motion passed.

Meeting adjourned at 7:48 pm

Respectfully submitted by,
Linda Ryan / Secretary