



09.23.2021 – Thursday, 7pm via ZOOM and Christine's house

Meeting Called to order @ 7:00 PM

Attendance: Christine, Jody, Maria, Linda, Dave,

Absent: John, Dan, Anne, Nancy,

Guests: None

Review of Previous Month's Minutes: Maria made a motion to approve the *August 8th, 2021* meeting minutes. Dave seconded. All members in attendance in favor, motion passed.

TREASURER'S REPORT from Christine as of 09.23.2021:

\$ 8954.43 Checking Account

\$8,605.86 Savings Account

\$17,560.29 Total Monies on Hand

OUTSTANDING Invoices:

Christine informed the Board that there are no outstanding invoices.

OUTSTANDING Deposits:

Christine informed the Board that there are no outstanding deposits.

There was a motion to accept the Treasurer's report by Linda and seconded by Maria. All members in attendance in favor, motion passed.

WC Audit to be done AGAIN!

Christine informed the Board that Liberty Mutual sent back the \$9.00 that was invoiced to us and that we paid. Christine explained that we have to redo the Audit by October 8th.

DELINQUENTS:

Christine is working on sending out reminder invoices and we will have a more accurate accounting after she is finished.

WRITE OFF –

\$1285.50 for REID @ 26363 Grapevine. Home & Lot were bought by Maravelas for cash, avoiding the lien in place and then sold with his Lot to Pajor in 2021.

\$ 300.00 for Pascal @ 26451 Prospect. She passed in 2019. The home & lot were purchased from the bank and is now for sale by the new owner. Christine will contact that owner and get at least this year's assessment from them.

LEINS -

Jody will do the liens and Christine will pay for them with a check.

\$ 450.00 for Carlson @ 26401 Grapevine
\$ 812.50 for Gaines @ 26477 Prospect
\$ 1355.00 for Samson @ 42591 Woodbine
\$ 627.00 for Latusek @ 26174, 26184, 26194 Prospect
\$ 600.00 for Marcus, J @ 26251 Prospect
\$ 340.00 for Marcus, M @ 26209 Prospect
\$ 1000.00 for Peterson @ 26423 Grapevine
\$ 630.00 for Sittler @ 26423 Prospect
\$ 2533.00 for Tuzzio @ 26400 Grapevine

SECRETARY REPORT from Linda:

No report this month.

WATERCRAFT LAUNCH REPORT from John:

We talked about the Fox Waterway dredging paperwork and Rip Rap at launch for holding back the erosion, but made no decisions as John is out of town and we need his input. Both items will be tabled until next month.

Jody has priced the riprap to help stop erosion and everything is over \$1000.

NEW BUSINESS:

* Beach – The buoys need to be taken out of the water at the beach. Dave said he is willing to do it again with help from Mike, Dan and Eric. It is imperative to have a 4-wheeler to get the job done. He will organize and take care of it.

* Park – We discussed attaining a quote from B & E Services to grade the hill and seed, remove a large stump and take down a tree. This discussion and decision will be tabled until Spring 2022.

* Street Lights – The street lights were checked and the lights were out at both the launch and the beach. Both need to be replaced.

* Accountant – Christine informed us that the accountant's daughter has COVID. Because of this, she is a little behind. She said she will close out our month and get us our outstanding invoices as soon as possible so we can send them out.

* Entrance signs – progress on quotes:

Christine got a quote for 2 entrance signs and 1 double sided sign at the Beach from Allen Thennes for \$1455.00 subject to material prices at the time of making them. 2x4x8 metal 24in x65in, 40in x48in.

* Current Home Activity within CLBA –

FOR SALE: 42685 N Lake Ave (Burm) several offers, let's hope one sticks! **(October 29th closing)**

FOR SALE: 26311 W Prospect Ave (Meyer) closing end of month **(Closing Soon)**

FOR SALE: 26276 W Grapevine Ave (Marcomb) don't know what's happening here?

FOR SALE: 26426 W Grapevine Ave (Morreale) closing today and paying all 4 properties

FOR SALE: 26451 W Grapevine Ave (old Pascal home) ** need pymt x 2?

FOR SALE: 2 Lots on 26223 & 26227 W Prospect Ave (Liace)

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

* Welcome Packets

- ✓ 42805 Woodbine – Still trying to find someone home
- ✓ 42675 Woodbine – Schmitt (using as an Air BnB)
- ✓ 42605 N Woodbine – gave to Debbie
- ✓ 26262 W Grapevine – need to find someone home

* Website –

- ✓ Christine sent all updates to Chris to update the website.
- ✓ Christine brought up about adding Antioch links to our website with a disclaimer that we do not endorse them. (Linda) lpedersen@lakecountyIL.gov and Hyper Reach

* Voice Nation and other calls – Christine replied to all voice messages. She answered all calls and addressed all concerns appropriately.

- ✓ Smetters re: assessments (answer: \$180 per lot and \$10 per lot)
- ✓ Smetters re: installation of solar panel system
- ✓ Kowalski re: assessments (answer: \$180 per lot and \$10 per lot)
- ✓ Kerns re: contacting real estate agent in charge. Left a bad phone number
- ✓ Lawyer for Meyer closing re: PAL (Paid Assessment Letter)
- ✓ Lawyer for Morrale closing re: PAL (Paid Assessment Letter)

* We discussed the current cameras at the beach and pier. Dave had priced out a new wifi/solar camera which would alleviate climbing the poles to replace batteries. The SWANN 12999 camera stores footage in the Cloud and has a solar panel option.

Jody made a motion to buy one SWANN camera for \$130.99 and the solar panel for \$40.00 and booster WIFI extension. Maria seconded. All members in attendance in favor, motion passed.

Rules & Regs: Christine led the discussion as we went line by line through the Rules and Regulations to discuss possible changes:

#1 - good

#2 - good

#3 - good

#4 - good

#5 Strike the word "Alcohol"

#6 Strike the phrase "No pets are allowed on the beach"

#7 should read as: Pet's must be leashed.

#8 - good

#9 - good

#10 - good

#11 - good

#12 - good

#13 -good

#14 -good

#15 -good

#16-good

#17 - ??

GENERAL BUSINESS:

* Christine reminded everyone that CLBA assessments are due October 31.

*Maria brought up that Waste Management took a garbage can away from the beach. Christine will make a note to create an account beginning in April.

*** Next Board Meeting is on October 27th @ 6pm @ the beach.**

Dave motioned to adjourn the meeting. Jody seconded the motion. All in favor, motion passed. **Meeting adjourned @ 8:38pm**