



MINUTES OF THE ANNUAL MEETING July 9, 2023

The meeting was called to order by Acting President Jody McCormick at 9:00 a.m.

Jody introduced herself to the CLBA members in attendance and explained that she is the Vice President acting as President due to the resignation of President Amanda Kellgran.

Jody introduced and thanked all **Board Trustees** present:

Trustee - John Feld

Trustee - Dave Brown

Secretary - Linda Ryan

Absent - Treasurer: Jim Guzzaldo

Business Secretary: Christine Ryder

Trustee: Maria DeCaussin

Dave took the **roll call** of all CLBA members. Per lawyer review, Article II: Section 1 of the CLBA Bylaws regarding a quorum is vague and challengeable. The members present were informed and unanimously voted to proceed with the annual meeting.

Jody asked if there were any **new homeowners** in attendance to give them a warm welcome. The following stood and introduced themselves:

T (Teaford) Holland on Woodbine

Chris Kilvington on Prospect

Kirsten O'Neill on Grapevine

Frank Rolla on Grapevine

The **minutes of the July 9, 2022 Annual Meeting** were read aloud by Linda Ryan. Mark Papuga made the motion to accept the minutes and Mike Kirchweim seconded the motion. All members present voted in agreement and the motion was passed.

John presented the **financial report** in Jim's absence. He informed the members of the checking and savings account balances as of the closing of the books 6/30/23:

Checking balance: \$5,260.83

Savings balance: \$14,607.96

Total monies: \$19,868.79

Standard Ongoing Business:

- 1) **Accountant Update:** Jody informed the members that the accountant is doing a great job. There are no changes.

2) Delinquent Report: Linda informed the members that there is \$13,244.50 in delinquent assessments with the exception of one payment made at the meeting so the total is slightly lower. She also informed the members that the Board retained a real estate lawyer from Merit Law. CLBA has eight chronic delinquent members with more than two years of assessments in arrears; liens were put on their homes.

3) Answering Service Update: Jody informed the members that our CLBA phone service's monthly cost went up from \$59 to \$75. We are still in discussion with VoiceNation to try and maintain the \$59 monthly fee.

4) Website Update:

- Jody informed the members that the website is up to date for all to view at www.CLBA.us. Please visit to find By-Laws, Rules and Regulations, Watercraft Launch area info, contact information, Board meeting minutes and Annual Meeting information.

5) Beach and Park Report:

- Jody informed members that 70 tons of new sand had been installed at our beach.

6) Watercraft Launch Area Report:

- John informed the members that through his research that replacing the pier tops with composite wood is sufficient and the piers will not have to be torn out.
- John is continuing to work on the erosion issue. Rip-Rap material can be used.
- Discussed dredging and was deemed cost prohibitive.
- Weeds are choking the area and suggested to use ILM to mitigate
- Reminded members that the Watercraft launch is not a swimming area for children

Watercraft Launch: Dredging and Pier Maintenance:

ILM: John and Jody explained ILM's quote to spray for Lily Pads and Aquatic Herbicide/Duckweed.

- Mike Kirchwehm made a motion to accept ILM's quote (which changes but would not exceed \$3000.00) for spraying the Watercraft Launch. Lew Bleicher seconded. All were in favor. None opposed. Motion passed.

Pier: John explained the cost of composite tops and aluminum piers are \$16,344 plus a \$950 installation fee from Five Star Boat. Added materials needed would reach approx. \$19,000 total.

- Brad Martin made a motion to replace the west piers not to exceed \$19,000. Lew Bleicher seconded. All were in favor. None opposed. Motion passed.

Open Discussion

Trustee Dave Brown reminded members that all sewer/septic systems should be properly maintained and that no gray water be discharged into the lake. The Lake County Health Department will be periodically checking lake levels for detergents, etc. We are all responsible for what ends up in our most valuable resource which is our beach/lake waters. It is the law to maintain your septic systems for community safety and health.

Presentation of proposed budget:

The proposed 2023-2024 budget was reviewed. The increase in budget was rejected by the majority. A motion was then made by Mike Kirchwehm to accept Option #2 assessment fee for \$10 per lot and \$210 per house. This was seconded by Kirsten O'Neill. 7 opposed / motion passed.

Board Member Nominations/Retention

Jody informed members of duties/responsibilities of a Board Member. She asked the members present if anyone was interested in joining the Board and Frank Rolla, Chris Kilvington, Mike Kirchwehm, and Kirsten O'Neil volunteered.

Lottery for Homeowners Assessment – John and Barb Bettasso won the lottery drawing waiving the house assessment fee for the 2023-2024 fiscal year. Owed is still the Lot payment. Congratulations Bettasso's!

Adjournment – T Holland motioned to adjourn the meeting. Ryan Pennington seconded the motion. All were in favor, motion passed. Meeting was adjourned at 10:05 a.m.

Respectfully submitted,
Linda Ryan – Secretary
Jody McCormick – Acting President

Board approved: 7/18/23
Member approved: 7/13/24