



**Tuesday, January 21, 2025 – 6:00pm Linda's house and Zoom**

**Jody called the meeting to order @ 6:02pm.**

**Board members in attendance:**

President - Jody McCormick

Vice President - Maria deCaussin (Zoom)

Business Secretary/Secretary – Linda Ryan

Trustee - Dave Brown (Zoom)

Trustee - John Feld (Zoom)

Trustee – Jim Guzzaldo (Zoom)

Trustee - Mike Kirchwehm (Zoom)

**Review of the November 19, 2024 meeting minutes:**

The Board reviewed and discussed the November 19, 2024 meeting minutes. Maria motioned to approve the minutes. John seconded. All in favor. Motion passed.

**Treasurer's report** (acting Treasurer Jody) - As of November 19, 2024 Heartland Checking balance: \$16,990.38

**Outstanding invoices:** None

Linda motioned to accept the Treasurer's report, Maria seconded. All in favor. Motion passed.

**Secretary's / Business Secretary's Report:**

- Website is updated.
- ILM Paperwork is in and a three-year contract is signed.

**Homes for sale:**

**CLBA Address:** 26262 W Grapevine, Antioch IL 60002

**RE:** David Raymond (Seller) Annette deCaussin {Buyer}

**New Business:**

None

**Old Business:**

2025 Landscaping services discussed and tabled.

ByLaw changes discussed. All Board members agreed to review changes and continue discussion with updates at the next meeting. Mike suggested that we highlight the proposed ByLaw changes on the CLBA website to be red & bold. Linda will make those changes.

**Watercraft Launch Report:** John informed the Board that all boat launch applications and fees are in the bank. All were renewed.

East/West side bracket repairs will be done in Spring.

Pre-approved West and East pier tops will be replaced in the Spring.

**Discussed January monthly to-do:**

Jody sent out assessment statements to members with unpaid balances with a \$50 late fee.

Accountant filed CLBA Federal 1099 forms.

**Other:**

Groot was cancelled for Beach.

Member wrote a letter that does not want to be part of CLBA HOA due to their property tax increase. President Jody read a reply statement to the Board. The main purpose of the letter was to explain that being part of the HOA is non-negotiable according to the State of Illinois Declaration. The letter was approved by all Board members and will be mailed.

**Next Regular Board Meeting Date:**

Tuesday, February 18, 2025. 6:00 pm at Linda's house and zoom.

Dave made a motion to adjourn at 7:02 pm: Maria seconded. All in favor. Motion passed.

Respectfully submitted by:

Linda Ryan, Secretary

Pending Board approval

1/21/25