



## MINUTES OF THE ANNUAL MEETING July 13, 2024

The meeting was called to order by President Jody McCormick at 9:03 a.m.

Jody introduced herself as the President of CLBA to all members present.

Jody introduced and thanked all Directors

### **Director's present:**

President: Jody McCormick

Trustee - John Feld

Trustee - Dave Brown

Business Secretary/Secretary - Linda Ryan

Trustee - Mike Kirchweim

Absent - Treasurer: Jim Guzzaldo

Vice President: Maria DeCaussin

Jody informed the members that Christine Ryder (Officer) and Kirsten O'Neill (Officer) resigned. Thank you so much for your service. Jim Guzzaldo is resigning his Treasurer position but remaining on the board as trustee.

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:

Dave and Sandra DeLisle on Woodbine

Shari Soquet and Marsha Meyers on Prospect

Dave and Therese Baker on Woodbine

The **minutes of the July 9, 2023 Annual Meeting** were read aloud by Secretary Linda Ryan. Mark McDonald made the motion to accept the July 9, 2023 minutes and Darell Cook seconded the motion. All members present voted in agreement and the motion was passed.

Jody presented the **financial report** in Jim's absence. He informed the members of the checking account balance as of the closing of the books 6/30/24:

Checking balance total: \$11,684.07

Terry Colby brought up that she would like a paper copy of the Financial Reports. Jody opened the floor and asked all present if they too would like paper copies and no hands raised except Terry Colby. It was agreed to send her paper copies.

### **Standard Ongoing Business:**

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

**Delinquent Report:** Linda informed the members that there is \$16,361.50 in delinquent assessments. CLBA had eight delinquent accounts with liens in place. One of those has since been collected in full. We have added 5 more liens to delinquent accounts.

**Answering Service Update:** No update.

### **Website Update:**

- Jody informed the members that the website is up to date for all to view at [www.CLBA.us](http://www.CLBA.us). Please visit to find By-Laws, Rules and Regulations, Watercraft Launch area info, annual meeting information, contact information, board meeting minutes voted and unofficial to keep members informed.

### **Beach and Park Report:**

- Jody discussed landscaping on the beach and presented the quotes. The lowest quote was \$4900. Jody discussed - brush removal, removal of fallen trees, remove fallen scrub, Pat McCormick makes a motion to accept Flores Bros. Landscaping for \$4900, Daryll Cook seconded. All in favor. No opposition. Motion passed.
- Jody informed the community that the buoys were put in by Dave and Mike and they have resigned from volunteering. We need to get a quote to put them in and take them out, we will be looking for quotes.

### **Watercraft Launch Area Report:**

- John informed the membership that Five Star completed the West piers under budget and our goal was to be maintenance free. We are 95% there. Five Star honored their quote even though it was 6 months old. Lew Blecher and Maria de Caussen helped with clearing the pier debris.
- John discussed the spring flood. We lost some of the composite tops. John Bettaso rescued most, saving us money that would have been lost. John Feld zip tied everything down so they will not be lost again with another flood.
- Discussed dredging and was deemed cost prohibitive.
- Reminded members that the Watercraft launch is not a swimming area for children
- John informed the membership that the Watercraft Launch still needs 100 feet of cedar pier tops to be replaced. Six sections need to be done. An unofficial estimate of \$7500 from Five Star is from Shoreline /Shoremaster distributor, a regional center. Five Star has not raised their prices in five years. Mark Papuga made a motion to approve the \$7500 and Dave DeLisle seconded. None opposed. Motion passed.

### **Update on Finished Projects:**

- **Entrance Signs** are complete and will be installed soon.

### **Open floor to comments & discussions**

- Mark McDonald: Raised concern that the light at the beach needs to be fixed.
- Barbara Bettaso: We need to have the swim ring replaced at the beach.
- Marsha Meyers: raised concern about the house that is leaning on boards and dangerous. John Feld informed the members that Lake County had been called and they red tagged it 'inhabitable'. Daryll Cook said that he will contact the Antioch Fire Safety Department. [During the meeting an orange fence was added around the property]

### **Presentation of proposed budget:**

Kirsten O'Neill noticed there was an error presented within the three options. The eight watercraft slip rentals had the 2022-23 rental fee rate of \$350 each instead of \$450 which is the new updated 2023-24 rental rate. This \$800 difference was discussed and by agreement of all members present, was to move forward voting on an option knowing that the bottom line numbers will be amended in favor of CLBA in the amount of \$800.

Terry Colby had concerns that the proposed budget was too low after hearing the 2024-25 beach landscaping, pier and buoy cost proposals. She proposed to keep the same budget as last year at \$36,169.76, instead of \$31,046.34. Patrick McCormick seconded. Marsha Meyers, Mark Papuga and Darryl Cook opposed. Motion passed.

Mark Papuga motioned that the annual assessment stay flat at \$210 [not one of the three options]. Joe Gange seconded. Three votes "for" and thirty-eight 'against' votes did not include the proxies. Motion did not pass.

Kirsten O'Neill made a motion for Option 3 with the amended \$800 explained above. Linda Ryan, Joe Grange and Mark Papuga opposed. All other members approved. Motion passed. Option 3 amendment totals are: Total income from house and lot assessments plus boat launch slips equal \$31,860.00. Minus delinquent houses \$2,040.00 equals \$29,820.00. **2024-25 Proposed Budget is \$36,169.76. Difference is -6,349.76.**  
**New assessment passed: \$240 annual house assessment and \$10 each lot.**

### **Board Trustee Nominations/Retention**

Jody informed members of duties/responsibilities of all Board trustees. She asked the members present if they were interested in becoming Trustees and also if they would like to retain the current Trustees. All were in favor of retaining the current trustees. No one stepped forward to join the Board. No opposition,

**Audit Accounting volunteers.** Terry Colby, Mark McDonald and Dave DeLisle

**Lottery for Homeowners Assessment** – Henryk Mikolajuk won the lottery drawing waiving the house assessment fee for the 2024-2025 fiscal year. Owed is still the lot payment. Congratulations Mujikajuk's!

**Adjournment** – Marsha Meyers motioned to adjourn the meeting. Daryll Cook seconded. All were in favor, motion passed. Meeting was adjourned at 10:32 a.m.

Respectfully submitted,  
Linda Ryan – Secretary  
Jody McCormick – President

Unofficial Minutes: 7/13/24  
Board approved: 7/30/24  
Member approved: 7/12/2025