



MINUTES OF THE ANNUAL MEETING

July 11, 2026

The meeting was called to order by Vice President Maria DeCaussin at 9:02 a.m.

Vice President Maria introduced herself and thanked the members for attending.

Vice President Maria took a roll call of the Board of Directors:

Director's present:

Vice President - Maria DeCaussin

Business Secretary/Secretary - Linda Gillis

Director - Dave Brown

Director - Jim Guzzaldo

Director - Mike Kirchweim

Director's absent:

President - Jody McCormick

Director - John Feld

Vice President Maria asked Dave to take a roll call of all CLBA members.

Dave performed a **roll call** of the membership.

INTRODUCTION OF NEW HOMEOWNERS:

Vice President Maria asked if there were any **new homeowners** in attendance to give them a warm welcome. The following raised their hands if present:

- 1) **Daniel Arroyo & Jesus Mata de La Rosa**
- 2) **Matthew and James Coughlin**
- 3) **Kendall Partners LTD**

APPROVAL OF THE 2025 ANNUAL MEETING MINUTES:

The **minutes of the July 12, 2025 Annual Meeting** were distributed prior to the start of the meeting. Lew Bleicher made the motion to accept the July 12, 2025 minutes and Angela Kirchweim seconded the motion. Discussion. Roll was taken – All in favor. None opposed. Motion passed.

STANDING ONGOING BUSINESS

Accounting update:

Vice President Maria presented the **financial report**. She informed the members of the checking account balance as of the closing of the books 6/30/26:

Checking balance total: \$19,153.29.- \$1,170.00 key deposits.
\$17,983.29 available cash on hand.

Terry Colby made a motion to accept the financial report. Lew Bleicher seconded. Discussion. All in favor. None opposed. Motion passed.

Terry Colby made a comment that the audit went very well this year and gave kudos to the Board. Much appreciated!

Delinquent Report:

Vice President Maria informed the members of 13 chronic delinquent members that were two or more years in arrears, totaling \$18,972. Another 5 owe for 2025-26, totaling \$1570. As of June 30, 2026, the delinquent report total is \$20,542.

Currently, there are nine liens in place. Seven additional liens will be added for members with two years in arrears after the October 31st deadline. We are continually working on collecting these outstanding assessments.

Beach and Park Report:

Vice President Maria informed the members of the finished projects at both the beach and boat launch which are posted on the CLBA website:

Updates completed in the past year are available to be viewed on our CLBA website that is updated monthly – the projects are:

- **Summer 2025: Clearing of the north hill at the beach** (Vice President Maria gave thanks to Darrell Cook – Mark Papuga – Lew Bleicher and Debbie Rowell for volunteering)
- **Summer 2025 – Com Ed replaced street lights at Boat Launch and Beach**
- **Fall 2025 – Hazardous Tree Removal at Beach entrance was removed**
- **Fall 2025 – Boat Launch Driveway Sealcoated**
- **Fall 2025 – CLBA ByLaws have been amended by 2/3 majority vote of members in good standing**
- **Winter 2026 - Boat launch pier brackets have been replaced and pier leveling is complete**

- **Spring 2026 – Rototilled beach sand**
- **Summer 2026 - ILM finished first treatment at Boat Launch**

Scheduled Upcoming projects:

- **Summer of 2026: Regrading and leveling gravel on the Prospect end of the Grapevine/Prospect easement.**

1) Watercraft Launch Area Report

John Feld is absent, yet has given us a memo of the watercraft updates . . .
Vice President Maria read the following report to the members:

“At last year's meeting membership approved the boat slip rental fees, \$3,600.00, be spent on watercraft launch projects.

Projects completed to date:

1) aluminum cross brace / pier stabilization / pier leveling - aluminum cross braces manufactured and installed on 6 piers where original cross braces had broken.

February, 2026. Cost \$488.19 completed by John Feld.

2) Pier top replacement - Several tops came loose and were lost as a result of the spring flooding. Older wire ties broke as a result of the water pressure. Cost \$432.00 completed by John Feld and Jodi McCormick - May 2026

3) Eastside transition pier repair- Spring flooding washed soil supporting the transition pier. Temporary repair installed at zero cost. Completed by John Feld

June 2026 *****PLEASE USE CAUTION AS THE REPAIR IS TEMPORARY UNTIL WINTER.

Future 2026 projects:

- 1) Eastside walking platform - a wooden walking platform to be constructed from launch ramp to Eastside piers. Cost approximately \$700.00. To be constructed by John Feld (volunteers?) July 2026
- 2) Westside walking platform - a wooden walking platform to be constructed from the launch ramp to the Westside piers. This is to replace the platform washed away and damaged during the spring flooding. Estimated cost \$500.00 to be constructed by John Feld (volunteers?)
- 3) Inspect and replace wire tie securement of composite pier tops - Estimated cost \$100. To be completed by John Feld (volunteers?) Fall 2026
- 4) Research and cost out installation of solar powered aerators to reduce algae and improve water quality.
- 5) Over this past winter, there were several occasions the launch gate was left open and snowmobiles were accessing the lake via the north channel.

Several notifications have been made at annual meetings and newsletters the snowmobiles were not to use the launch. The tracks on the snowmobiles damage the asphalt ramp and concrete launch pad. A different padlock will be installed on the gate and a post will be installed between the gate post the property line of the homeowner at the launch to prevent snowmobile access.

- 6) In addition, the board has discussed trimming the invasive bushes along the East piers.”

Vice President Maria thanked John for his continued contribution.

[Member discussion about John’s report and a motion will be found in New Business below].

- **Watercraft Slip Openings** – 9 people are on the waitlist which is now located on the website.

Old Business

- 1) ByLaws update: The proposed ByLaws passed with the required two-thirds vote of members in good standing by Ballot in October 2025. Please note that the new due date for our annual assessment is October 31, 2026. The late fee is currently \$50. Vice President Maria asked if the membership wanted to take a vote to keep it the same or not?

Amanda Kellgren/Ross made a motion to keep the late fee at \$50. Lew Bleicher seconded. Discussion. All in favor. None opposed. Motion passed.

New Business

1. Houses for sale

26265 W Prospect Ave

26330 W Grapevine

26327 W Prospect Ave

The membership had a discussion on the access to the watercraft launch during the winter months. They didn’t feel that the gate should get a new lock nor should there be a post blocking access next to the gate. It was brought up that there was a motion years ago to allow access to the boat launch during the winter months.

Lew Bleicher made a motion to leave the watercraft launch gate open in the wintertime for member access to the lake. Tom Smart Seconded. Discussion - All in favor - motion passed.

Presentation of Proposed Budget for 2026-27

Vice President Maria offered a few minutes to review the Proposed Budget options, she then opened the floor to comments and discussion.

Budget Option vote:

Terry Colby made a motion to accept the 2026-27 Budget. Angela Kirchweim seconded. Discussion. All in favor - motion passed.

Annette deCuassin made a motion to accept Option 3 of 2026-27 Proposed Budget. Terry Colby seconded. Discussion. Votes were split with a higher percentage against the motion. Motion Declined

Mark Papuga made a motion to accept Option 2. Amanda Kellgren/Ross seconded. Discussion. None opposed. All in favor. Motion passed.

Board Trustee Nominations/Retention

Vice President Maria 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.

Volunteers for Auditing next year: Terry Colby, Jessica Cox/Gonzalez, and Mark McDonald

Lottery for Homeowners Assessment – Theresa Baker won the lottery drawing waiving the house assessment fee for the 2025-2026 fiscal year. Owed is still the lot payment. Congratulations Bakers!

Other:

Dave Baker asked if there were other options for building additional piers? Possible fishing pier on the East side near the beach? The Board agreed to research it.

Dave and Theresa Baker would like to organize a block party to build community.

Barb Betasso made a motion to adjourn the meeting and Angela Kirchweim seconded. All in favor, motion passed. The meeting was adjourned at 10:20 am.

Respectfully submitted,
Linda Gillis – Business Secretary

Unofficial Minutes: 7/11/26
Board approved: 7/22/26
Member approved: