



MINUTES OF THE ANNUAL MEETING

July 12, 2025

The meeting was called to order by Vice President Maria deCaussin at 9:02 a.m. There were 81.5 members with lots present or with a proxy, and we needed 68 to start the meeting. We had a quorum.

Vice President Maria introduced herself as the Vice President of CLBA to all members present and gave a short bio.

She thanked and introduced the Board of Directors:

Director's present:

Vice President - Maria DeCaussin
Business Secretary/Secretary - Linda Ryan
Director - Jim Guzzaldo
Director - John Feld
Director - Dave Brown
Director - Mike Kirchweim

Director's absent:

President - Jody McCormick

Dave took the **roll call** of all CLBA members.

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) Michael Frazier on Prospect
- 2) Fisher and Rosie Moses – on Prospect
- 3) Annette deCaussin on Grapevine
- 4) Enrico Pellizzeri on Prospect
- 5) Brian Gerk on Grapevine

The **minutes of the July 13, 2024 Annual Meeting** were read aloud by Secretary Linda Ryan. Darell Cook made the motion to accept July 13, 2024 minutes and Lew Bleicher seconded the motion. Roll was taken – All in favor. None opposed. Motion passed.

Update on Finished Projects:

Business Secretary Linda Ryan presented the **financial report**. She informed the members of the checking account balance as of the closing of the books 6/30/25:



Checking balance total: \$7,459.63.- \$970.00 key deposits.
\$6,489.63 available cash on hand.

Terry Colby made a motion to accept the financial report. Angela Kirchweim seconded. All in favor. None opposed. Motion passed.

Secretary Linda Ryan informed the members that there is \$15,333 in chronic delinquent assessments. There is also \$4790 that are members in one year in arrears, totaling \$20,123.

Standard Ongoing Business:

Beach and Park Report:

Vice President Maria informed the members of the finished projects at beach and boat launch that were also posted on the CLBA website:

- Summer 2024 – Boat Launch ILM applications of Aquatic Herbicide for Duckweed/Wolffia (which also controlled the water lilies), and the submerged aquatic vegetation were completed.
- Fall 2024: Watercraft Launch: East side fingers (100 feet of cedar pier tops) were replaced.
- Spring 2025 – Rototilled beach sand
- Spring 2025 - Total cleanup of overgrown hill and garden area on Southend of beach.
- Summer 2025 - ILM finished their first two weed treatments at the boat launch channel

Watercraft Launch Area Report:

- Trustee John Feld informed the members that the older piers have to be maintained. All pier tops were not lost with the flood. New brackets will need to be replaced for the six finger piers. John asked the members to use the boat launch fees for the future ongoing boat launch projects. Also, to not have to go to the membership for an invoice over \$1000, but will attain board approval.
- Lew Bleicher makes a motion to use watercraft launch boat fees for the boat launch and to approve any invoice over \$1000 for the boat launch only with board approval. Christine Ryder seconded. All in favor. Motion passed.

Trustee John Feld informed the members that he just had his house appraised and the appraiser added 11% on the top of the appraisal due to having the assets of a boat launch and beach.



Vice President Maria informed the members that we signed a three-year contract with ILM so the fees are flat for the next three years.

House for sale:

One house: 26427 Prospect is currently for sale.

New Business and Upcoming Projects:

Bylaw Changes – Bylaw changes need a vote by 2/3 of members in attendance by proxy or ballot in good standing. We needed 58 members to approve the changes. We only had 54 in attendance. There was discussion on the proposed changes. The updates will be made and sent out to the members for a ballot vote.

Beach Clearing of the North Hill discussion – Darrell Cook -Chris Berklund– Mark Papuga – Lew Bleicher offered to be on the committee.

Voicenation: Dave Delisle made a motion to cancel Voicenation. Kirsten O'Neill seconded– all in favor - motion passed.

Open floor to comments & discussions:

Terry Colby made a motion to vote down the clearing of the north hill budget proposal; however, to use that same budget proposal to grade the easement between Prospect and Grapevine. Christine Ryder seconded. All in favor except O'Neill's three votes opposed. Motion passed.

Kelly Reid suggested that we should add a line item for "reserve/future projects".

Barb Batassa said the street light is out by the beach.

Lew Bleicher informed the members that a tree is dead and is leaning on the power lines at the beach path entrance and needs to be taken down.

Lew Bleicher made a motion to approve the Budget of \$37,407.50. Trustee John Feld seconded the motion. All in favor – Motion passed.

Terry Colby suggested renaming the budget called "approved hill project" to "approved path/tree removal project". The membership was in agreement.



Budget Option vote:

Pat Siebert made a motion to accept Option 3 of the approved path /tree removal budget. Angela Kirchwehm seconded. All in favor except Darrell Cook, Lew Bleicher and John Feld. Motion carried with Option 3 with the path redone and tree taken down.

Volunteers for Auditing next year: Dave Delisle, Terry Colby and Mark McDonald

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,

Lottery for Homeowners Assessment – Darrell Cook won the lottery drawing waiving the house assessment fee for the 2025-2026 fiscal year. Owed is still the lot payment. Congratulations Cook's!

Dave Delisle made a motion to adjourn the meeting and Christine Ryder seconded. All in favor, motion passed. The meeting was adjourned at 10:55am.

Respectfully submitted,
Linda Ryan – Secretary
Maria deCaussin – Vice President

Unofficial Minutes: 7/12/25
Board approved: 7/22/25
Member approved: 7/11/26