

2018 CLBC Annual HOA meeting minutes – 2/11/18

1. The meeting was held at Cottage Lake Library at 1:30pm and called to order at 1:33pm. There were 20 households represented in person.
2. Introductions of the board and neighbors present.
3. Pat Filoteo spoke a few words regarding the passing of one of our neighbors, Bob Baird. We want to recognize all the work he has done with the board, his efforts to keep our park maintained and his role as Santa in years past.
4. Review of last year's minutes. The website is inaccurately listed. The correct address is www.cottagelakebeachclub.org. Motion to accept and seconded; all were in favor of approving the minutes.
5. 2017 Year in Review:
 - Toddler play structure was replaced
 - Large play structure improvements were made
 - Garbage can cubbies constructed (thank you to Mike Maciejewski)
 - Lighting in cabana updated
 - Shed completion
 - Horseshoe pit was revamped (thanks to Ben Pryor, a WHS student and his Eagle Scout program). He also provided horseshoes. There is a set at Farrah & Chris Seethaler's home for use as well.
 - Introduction of the "Golden Ticket" program (a household receives a ticket for every community event they attend; a ticket is drawn at the annual meeting for a half off their dues for that year).
 - New sandwich board signs were purchased for better communication of events
 - Park clean-up events were well attended. Thank you to all who helped!
 - Amazing Easter Egg Hunt was very well attended (thank you to Natalia Papp)
 - Well attended holiday party (thank you to Santa Pat Filoteo)
 - Ice Cream Social for kids on the last day of school (Silke Loeser & Diana Filoteo)
 - Garage Sale – more participation than years past, would like to see even more growth (thank you to Susie & Mike Maciejewski for helping, adding balloons to draw attention, etc.)
 - Halloween is a crazy time in the neighborhood with so many people and caravans of kids. While this is not a CLBC sponsored event, we wanted to thank the Zimmerman family. They invited all the neighbors to their house for cider that night.
 - Extremely large spike in park usage/cabana reservations – and increase in younger families in the neighborhood.

6. Budget: Michael Olsen, Treasurer, presented the budget. Currently, there is \$1,031.59 in checking and \$7,384.42 in savings; total of \$8,416.01. Most homeowners have paid their dues. Michael continues to make efforts to reach the remaining persons. Total actual expenses as of 12/3/17 is \$29,768.39. The recommended budget for expenses for 2018 is \$25,200.

Question regarding where the HOA money is kept. It is in checking and savings at Chase Bank.

Question regarding whether or not there is a plan to have dues increases to address the possibility of having to do a large reconstruction project, like replacing the dock. For such a necessity, the HOA would need to do a Special Assessment to collect the funds from homeowners (the cost divided among all homeowners). The tax rules for the HOA are very specific regarding how much money can be kept in the bank; going over the limit would jeopardize the HOA non-profit standing.

Dues increase: The board recommends increasing the dues to \$175/month (with a \$10 discount for early payment) in order to cover the cost of cabana repairs and other park maintenance. A motion was made and seconded to accept the proposed budget, with the dues increase. The vote was approved unanimously.

7. Tract A/Park: The cabana has been inspected for repairs. Although the joists and supports are reported to be in good condition, the railing is loose and the floor is warped. The initial bid for replacing the floor and railing is \$4,000.00, including labor and materials.

The cabana roof also needs inspection, as it is noted to have a leak.

The trees are inspected regularly for safety.

The dock was inspected in late 2016 and is in good condition.

Chuck Cushing noted that there is an old broken light hanging on a tree in the park that needs to be taken care of.

The sport court light is in need of repair.

Park rules: Reminder that cars are not to be left parked inside the park. Cars may enter the park to unload and load boats and supplies, or to assist the disabled, but they must then be parked on the street.

Discussion regarding handing out flyers with park rules to those renting the cabana, or having a sign hung in the cabana. A reminder of all the rules will be highlighted in upcoming newsletters.

Fireworks: The board prepares for fireworks on the 4th of July by placing boards down on the dock to protect it. The board does not sponsor firework shows; neighbors are welcome to safely shoot off fireworks and clean up afterwards.

8. Directory: Diana Filoteo and Silke Loeser have been going door to door to gather updated information. Newsletters and emails have sent as well. There has been quite a turnover in homeownership in the last year. The a new directory will be published this year. Sharon Nuxoll has offered her assistance to Diana and Silke to put together the final product.

9. Neighborhood safety: Kerry Stevenson and others raised concern regarding the safety of our kids waiting for the school bus in the morning when it is still dark outside, and coming home when it is close to dark. Neighbors are urged to remind one another to slow down when driving and parents to talk to their children about watching for cars. This reminder will be included in the next newsletter.
10. Board positions: All current board members are willing and eligible to continue serving as board members, except Joyce Taranta. Alike explained the rotation of the board positions, with odd numbered positions filled odd years/even ones in even years. The Board would like for one of the positions to be a “communications” position, encompassing posting to the website, bringing web questions to the board and being able to attend the meetings. Chris Seethaler has been monitoring the website for the HOA, but wasn’t on the board. He is willing to fulfill the position (as a member-at-large, overseeing communications). A motion was made for Chris to replace Joyce on the board. Motion was seconded and vote approved.
11. All neighbors were encouraged to attend the board meetings, as they are open to anyone. Once the 2018 dates have been set, they will be listed on the website as well as announced in newsletters.
12. Golden Ticket Drawing: The winning ticket belonged to Walt Binz. He chose to give it to Alike Dias. Alike chose to give it to Cathy Baird.
13. Meeting adjourned at 2:45pm.

2018 Board:

Alike Dias – President

Erik Stevenson – Vice President

Michael Olsen – Treasurer

Diana Filoteo – Secretary

Chris Seethaler – Member at Large (communications)

Silke Loeser – Member at Large

Susie Maciejewski – Member at Large

CLBC Welcome new members’ dinner: Sunday, March 4th, 5pm at the Pizza Coop