

2021 CLBC Annual Meeting

- **Date:** 1/9/2021
- **Location:** Virtual (MS Teams)

Board Members in attendance: Farrah Seethaler, Chris Seethaler, Mark Burfiend, Graeme Hunt, ErickStevenson, Michael Olsen, Susan Maciejewski

Eric goes over 2019 annual meeting minutes and has it approved. Eric moves to accept, seconded and all approves.

Eric discusses 2020 topics.

- Due to excessive rain, the park dock was submerged, so Board was going to monitor it to ensure its continued safety.
- Entrance lighting was improved with some solar lighting.
- Sport court lighting was fixed.
- Some subgroups were discussed.
- Park insurance and cost... needed to solicit new bids.
- HOA Covenants to be updated, but Board researched and it would be incredibly expensive to update Covenants.
- Membership roles were discussed in March.
- Discussed adding sand to beach, and powerwashing sport court
- Painted entrance signs, as well as funding to add plants/beautify entrances
- New insurance in May, with considerable savings. No dues increase because of savings
- Independence Bike Decorating and BBQ
- Discussion on how to keep people from jumping park fence and damaging it.
- Costs on repainting sport court
- Lock your car doors due to some neighborhood vehicle breaks-ins
- Dogs should be leashed when walked
- Boats in park should be removed and stored at individuals' homes

Officer/Committee Reports

Mike (Treasury)

Mike goes over 2020 proposed budget compared to actuals. Revenues \$22,419.95 which were on-budget. All 2020 dues were paid by January. Administrative expenses \$759.66. Budget much left the same but should be modified in the future. Discussion on entrance budgets. Tract A expenses... largest expense was electricity to sport court.

Treasurer's Report discussed: \$12,908 in Checking and \$4,388.07 in Savings. No outstanding dues but one lien put on one property. 2020 taxes filed, as well as Corporate filing. Post Office box will be transferred to new incoming treasurer.

Open for questions?

Jeff and Sharon Lee asked what changes there were to the insurance policy. Any coverage difference? Erik answered. No big changes but old policy was going to be dropped due to dock. New still covers dock, cabana, etc. and is typical for HOAs. Minimum standard coverage for an HOA.

Chris mentions we can add insurance policy to the website.

Community Events

Farrah Seethaler

Farrah mentions we had a different Easter Egg hunt due to COVID in that the Easter Bunny distributed bags of treats to each home rather than the usual large park gathering.

Ice cream social was much smaller with socially distanced distribution of pre-packaged ice cream.

Christmas tree and decorations added to park cabana but Santa event was cancelled due to the pandemic and local health guidelines.

Community BBQ went well and we followed health recommendations and distributed food per guidelines. Were very well attended.

Christopher Seethaler brings up we need to approve draft of 2021 budget. Motion to approve by Chris, Erik seconds. No opposition.

Community Goals and Improvements for 2021

Erik will be leaving as President, but stresses incoming Board needs to continue to:

- Monitor dock
- Sport Court resurfacing (Farrah has looked into it. Most painting companies are too expensive so we may powerwash, epoxied and paint ourselves) Looking into options.
- Cabana: Doesn't need new flooring but leaks in roof will need to be addressed.
- Beach: Bring in new sand and begin to extend beach space toward cabana.
- Russ wanted to bring up 4th of July event. (No additional information provided)
- Melissa Wilde messaged and felt that fireworks were excessive, loud, and go on too long. Farrah expressed that the fireworks were not a CLBC Board sponsored event but rather herself and Chris Seethaler's event, after getting donations from neighbors. Ann Glazer brings up that the event pollutes the lake and nearby homes with firework cardboard, etc. Farrah answers that they will happily clean up any/all yards to clean up as volunteers on the 5th. It was brought up that there should be an official start/end time... and that information was placed on the neighborhood Facebook page. Lots of mess on the lake the day afterwards. Erik brings up that new board will need to address this issue and have a discussion on an acceptable start/end time, as well as environmental impact.

- Much appreciation expressed for improving the entrances with new paint and plants/beautification.
- Suzie M suggests some sort of safety watch for the neighborhood. Farrah said we used to have a King County/City “Block Parent” program. A committee can be formed once details are worked out.
- Silke mentioned that the park/beach benches rework was very well done. Done by Filoteo’s son’s Eagle Scout project.
- Ann Glazer mentions that neighbors across the lake can’t add sand to their properties due to environmental issues. Farrah says that the only two areas legally allowed to have sand are CLBC’s beach, and the public Cottage Lake Park beach. We were grandfathered in so we can continue to bring in sand, but it still has to be a specific type of sand safe for the lake. No new sand added this year but the beach was reworked to remove weeds, etc. New sand will be added next year, and move toward the cabana (reclaim some frontage).
- WM recycling to be picked up weekly. But that is something to be addressed with WM... we can’t ask that of them. A second recycling bin can be utilized from WM or hardware stores if you have too much recycling for a single bin.
- Cost of keeping portapotty year-round was low enough it was decided to keep it. It is cleaned out once per month during winter months due to soft soil.

Election of Members

Erik opens floor for volunteers to join the board. Jorge volunteers, Chris officially nominates. Chris mentions the open positions would be “member-at-large” with little to no responsibility other than to attend meetings. Not a huge impact of time.

Farrah says she will chat with some folks who expressed interest in joining the Board but are not part of the current annual meeting.

No more on agenda. Erik opens the floor to general comments.

Diana Filoeto expresses her gratitude for the hard work the Board does for the neighborhood. Chris Seethaler also recognizes the work of the Board, especially Mike for taking the Treasurer roll.

Erik closes the meeting. (No time given)

Existing board stays online to discuss upcoming roles and when to meet next.

