

CBCA Board Minutes
December 10, 2021

Members Present: Brown, Heckman, Johnson, Lipert, Schiefen, H. Schwartz, J. Schwartz, Wiltse, and Wittler.

Absent: Kruse, Osborn

Also present: Carrie Larsen office manager, and Aaron Klusmire

Meeting convened at 7 p.m. by President Johnson.

Aaron Klusmire reviewed the history of treating the lake for pond weed. Whole lake treatments were done in 2013, 2016, and 2020; with spot treatments in other years. His recommendation was that we plan to do whole lake treatments every two or three years with spot treatments in the other years. Estimated cost for 2022 is \$115,000.

Motion by Brown, second by H. Schwartz to approve the agenda. Motion passed.

Motion by Schiefen, second by Wiltse to approve the minutes of the previous meeting. Motion passed.

Motion by H. Schwarz, second by Brown to approve the treasurer's report. Motion passed. Wittler will work with Larsen to clarify entries for attorneys' fees.

Standing Committees:

Midge control: no report

Water Quality: no report

Commons: There was minor tree damage after the recent windstorm. Wiltse will arrange to have dead pine on West Lakeshore removed.

Insurance & Investments: no report.

Membership Relations: H. Schwartz reported that there 106 members and guests paid to attend the Holiday Party at Screamers Restaurant. The food and entertainment were excellent.

Safety: No report.

Security: Schiefen reported on proposal from GeoKey for remote control of access to the boat ramp. Estimated cost \$8,000 to \$10,000 plus \$40 monthly charge. Nora Turner, 640 Lakeshore Drive, has agreed to allow us access to her Wi-Fi. We will continue to explore options.

New business:

- New members, motion by Schiefen, second by Wiltse to approve. Motion passed.
 - Patrick and Mandy McGregor, 522 West Lakeshore Drive
- Sheree Moser wants to install a bench on Pelican Bay in honor of Bill Kimball. Johnson will encourage her to solicit contributions directly from members rather than through newsletter.
- In light of additional interest, Johnson will order two more benches for installation along the walking trail. After \$1,500 is received from each family, slabs and benches will be placed at the East and West sides of the compass/rocks for the Ann Willett and Patty Byrne families.
- After \$1,500 is received for it, a bench will be placed on Pelican Bay on the slab across the street from Moser's.
- We have received their \$1,500 and a slab and bench will be placed directly across the street from Swanson's at 972 North Lakeshore.
- Johnson will send letters to new owners of 709 Pier 3, Jeffrey and Melissa Luebbe, (3496 Superior Road, Seward 68434) and 801 Manchester Circle (1 Chron 29:11 LLC, PO Box 116 Boys Town, 68010) inviting them to apply for membership and advising of responsibility for dues next year.
- UNL Ski Team was discussed, no action taken.
- Wittler reported that agreements for easements to complete the walking trail have been reached with Muhles and the NRD. Documents are to be signed before year end.
- J. Schwartz will follow up on revised paving estimates for private streets and email board members.
- Budget finalized for annual meeting. Planned \$40,000 capital improvements for next year are paving turnaround at south end of Pelican Bay, additional sidewalks to access the walking trail, and electronic access and video security for the boat ramp.
- We are exploring hiring an accountant to review our financial statements.
- Wittler will finalize bylaws revisions for consideration at the annual meeting.
- Motion by Wittler, second by Brown to pay Larsen a \$750 bonus in light of extra effort on website and planning retreat. Motion passed.

Old business: none

Meeting adjourned at 8:50

Terry Wittler, Secretary
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