

CBCA Board Minutes
June 20, 2022

Members Present: Brown, Heckman, Johnson, Kruse, Lipert, Osborn, Schiefen, H. Schwartz, J. Schwartz, Wiltse, and Wittler (via Zoom and speakerphone).

Absent: none

Also present: Carrie Larsen office manager

Meeting convened at 7 p.m. by President Johnson. Motion by Lipert, second by Osborn to approve the agenda. Motion passed.

Motion by Kruse, second by Heckman to approve the minutes of the previous meeting. Motion passed.

Motion by Schiefen, second by J. Schwartz to approve the treasurer's report. Motion passed. Osborn reported that funds from CDRs had been transferred into a money market account in anticipation of paying for the street paving project. Motion by Osborn, second by H. Schwartz to approve establishing money market account. Motion passed.

Standing Committees:

Midge control: Johnson stated that Kuck reported very few midge larvae in mud samples. After an early hatch this spring, midge numbers were not noticeable.

Water Quality: Lake quality is good, Oak Creek had higher numbers from run off. Kuck reported to Johnson that minnow die off was not unusual for this time of year and was not a concern.

Aaron Klusmire will spot treat areas of lake with pond weed infestation. He recommended against a whole lake treatment at this point in the season.

Commons: Motion by Wittler, second by H. Schwartz to approve tree management contract with Dr. Richard Sutton. Motion passed.

The paving project has been completed successful. J. Schwartz reviewed consulting services provided by Speece Lewis. Motion by Osborn, second by Kruse to pay their bill of \$13,480. Motion passed.

J. Schwartz reviewed the billing from Cather Construction. We were billed at the agreed upon rate and the quantities were consistent with Speece Lewis' report. Motion by H. Schwartz, second by Kruse to pay Cather \$550,919.00. Motion passed. Osborn will move funds from money market account to checking to cover these amounts.

Osborn will add an income account for 2022 Paving Assessment to track payments. Larsen was asked to send out statements by U.S. Mail for the paving assessment noting it is due September 1st; with the option of three installments.

Johnson will check with Mike Rierden to see if he is available to advise us on the need for filing liens for unpaid paving assessments and if so when they should be filed.

Insurance & Investments: Osborn responded to requests for information and we have necessary insurance for July 4th.

Membership Relations: Spring Fling was well attended. Folks liked having a food truck. Heckman reported that Sun Valley was booked on date previously discussed; he will look for an August date. We need to start looking for locations and dates for the holiday party.

Kruse reported on the t-shirt contest. Motion by Johnson, second by H. Schwartz to pay up to \$100 to have a production ready design prepared from the winning submission. Motion passed.

Safety: no report.

Security: Schiefen reported GeoKey app was working well and was well received by members. No boats will be allowed to be put on the lake July 4th and the app will be changed to require a board member's action to unlock the gate with the app after July 4th.

Wittler will advised GeoKey to shorten the time the lock is de-energized after opening to 60 seconds. Wittler stated we need to emphasize to members that the gate does not automatically close after use.

Kruse reported he has acquired a camera for the ramp and will install shortly with video stored in the cloud.

New business:

- New members; motion by H. Schwartz, second by Osborn to approve. Motion passed.
 - Aaron Marshbanks, 801 Manchester, 402-657-5131, amarshbanks1@gmail.com
 - Daniel Loeck, 2010 Surfside, 402-450-1500, dloeck@neb.rr.com
 - William & Judith Dubs, 506 Lakeshore, 402-367-2317, dubsjh@hotmail.com
 - Douglas Shull & Rosa Reich, 572 W. Lakeshore, 321-749-2029, rosavialucis@aol.com
- Discussed adding a second bubbler to Pier 2. Osborn to follow up with Hofpar about cost and then with Doug Taylor to confirm need and

location. Motion by Brown, second by Lipert to authorize up to \$1,000 expense. Motion passed.

- Preparations for July 4th reviewed. Johnson will get another canopy and four large garbage containers.
- Wittler and Lipert reported on their meeting with Larry Coffey regarding the Marina. He has no immediate plans to develop the site. He understands our interest in the location for the long term.
- Coffey provided an estimate of approximately \$29,000 cost to upgrade the existing gas pump at the marina to current standards. Consensus was that that too expensive. Lipert will follow up on possible used pump that Coffey has in storage as an alternative.
- J. Schwartz reported on conversations with Paragon Sanitation about using lower weight trucks on our newly paved private streets. Paragon has recently acquired a small unit that might be appropriate. Wittler to follow up on our ability to establish and enforce weight limits on our private streets.
- J. Schwartz reported on efforts to obtain a building permit from the city to complete the boardwalk through the wetlands. Information was submitted April 19 and after 30 day review city requested supplemental information which J. Schwartz is compiling. City required additional information from our engineer regarding flood plain concerns.
- Lumber for the boardwalk has been delivered to the site.
- Wittler advised an amended complaint adding additional theories of recovery had been filed in the Hahn litigation and Larsen had finally been served by certified mail. A hearing on a motion to dismiss some of the claims is set for August 4th.
- Schiefen will inspect spillways and advise whether another round of cleaning is necessary.
- Wittler reported our two safety deposit boxes had a number of historical documents relating to covenants and property acquisition which no longer required safe keeping.
- Larsen reported that the Directory will be submitted to Firespring by the end of the week if all goes well. There have been a significant number of changes to email addresses.
- A concern was raised as to whether there may be boats on the lake that remain through the winter and have not been registered this year. Board members were asked to watch for current stickers on watercraft they see.

Old business: none

Meeting adjourned at 9:07 p.m.

Terry Wittler, Secretary

