

CBCA Board Minutes
September 19, 2022

Members Present: Brown, Heckman, Johnson, Kruse, Osborn, Schiefen, J. Schwartz, Wiltse, and Wittler.

Absent: Lipert and H. Schwartz.

Also present: Rodney and Candace Berens, Rob Sides, and Carrie Larsen, office manager.

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

Berens presented plans for a pergola on the back side of their home. Motion by Brown, second by Schiefen to advise Building and Safety that our association had no objection. Motion passed, Johnson to follow up.

Board went into executive session to discuss a zebra mussel rules violation. Executive session concluded.

Motion by Brown, second by Osborn to approve the agenda. Motion passed.

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

Motion by Brown, second by Wiltse to approve the treasurer's report, subject to correction of trail expense recordings. Motion passed.

Motion by Osborn, second by Heckman to accept electronic only reporting from the bank. Motion passed. Osborn reported tax returns filed and we will receive refunds for overpayments. Credit card processing companies were unwilling to process our dues and assessment payments because of prior bad experiences with HOAs.

Standing Committees:

Midge control: no report.

Water Quality: no report.

Commons: Kruse obtained a bid for repairing damaged fountain in the piers. Johnson to write letter to responsible party. Hillhouse told Kruse he thinks he has spare parts that could be used to repair the fountain in the northwest cove.

Osborn will follow up on extending or adding another outlet to bubbler in Pier 2.

Wittler reported tree removal scheduled for the week of October 30. He will advise contractor to avoid damaging new streets.

Insurance & Investments: no report.

Membership Relations: Heckman reported on approximate costs for a holiday party in January 2023 at Robbers Cave. There is a facilities fee, and separate fees for cave tours and catering. He will get detailed pricing for next meeting.

Safety: Four docks needing repair or removal were identified. Johnson to write owners. A buoy is needed at 900 Manchester. Wiltse will replace.

Security: Video camera is installed at the ramp. Kruse needs to connect to WiFi either at Marina office or neighbor's.

It was decided that boat ramp access will continue to be limited to board members responding to member requests to take their boats off the lake for the season.

Schiefel will follow up with GeoKey about modifications to the application we requested.

New business:

- New members
 - None.
- Wittler reported on the status of the paving assessments. As of the September 1 deadline, 75 members had paid in full, 25 members had made the first installment payment, and 14 members had not paid. Larsen has been following up with phone calls and emails. Johnson will follow up with letters or phone calls to remaining unpaid members. Wittler is to follow up with the 10 townhouse owners who have not paid. There was a request from their association to consider reducing their assessments but the bylaws require that all assessments be uniform.
- The footings, beams and decking for the boardwalk in the wetlands have been installed. Concrete approaches and remaining paved trail will be completed as weather permits and a very low rail will be installed. Wittler will contact Waterfront Place neighbors to explore a possible Saturday tailgate party to celebrate completion of the trail.
- Johnson to coordinate with J. Schwartz to order and place additional benches as needed.
- Motion by Osborn, second by Kruse to adopt a rule that watercraft will not be allowed to enter or return to the lake after use in another body of water during the boating season. Watercraft taken off the lake for maintenance will have a serial-numbered cable attached which must

remain intact if the watercraft is to be returned to the lake. Motion passed.

- Motion by Kruse, second by Wiltse to authorize up to \$100 for purchasing cables to secure watercraft leaving the lake for repairs. Motion passed.

Old business: none

Meeting adjourned at 8:55

Terry Wittler, Secretary
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