

CBCA Board Minutes
September 18, 2023

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

Absent: Lipert and Osborn.

Also present: Carrie Larsen office manager

Meeting convened at 7 p.m. by President Johnson. Motion by H. Schwartz, second by Kruse 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 Heckman to approve the treasurer's report. Motion passed. Larsen reported that five private street residents as well as some of the townhouse owners have not paid their second paving assessment installment and have been contacted.

Standing Committees:

Midge control: no report. Perch and catfish to be added this fall. Effective immediately, fishing in the lake will no longer be "catch and release."
Larsen to advise Fire Spring to revise rules under "Use and Care of Commons" accordingly.

Water Quality: **Johnson to request Kuck provide us with standards used to evaluate the water quality.**

Wittler reported curly leaf pond weed observed behind 1940 Surfside.
Wittler to notify Kuck.

Commons: Damage to West Lakeshore Circle asphalt repaired. **Wittler to prepare letter for Johnson to send to owner with paving bill.**

Wittler reported the hydrant has been installed in West Lakeshore Circle. Motion by Heckman, second by Kruse to approve Great Plains Nursery proposal for planting trees in Circle. Motion passed. Tree planting set for October 6.

Motion by Wittler, second by Brown to approve Wiltse proposal for \$1,300 to remove dead trees. Motion passed.

Insurance & Investments: Umbrella policy on extension. Nancy Graham at Inspro is looking for replacement carrier.

Membership Relations: Heckman reported approximately 50 members attended the FAC at Double Eagle. Next Friday there will be another FAC, this time at Tavern on the Square. It was suggested that name tags be offered. Pizza will again be provided. **Heckman to look at possible locations and dates for an October FAC.**

H. Schwartz to inquire about January 2024 dates at Speedway Museum for holiday party.

Safety: Abandoned boat lift at 930 Manchester has been removed.

Security: Effective immediately, ramp access via Geokey will be available to members to remove their boats for the season. **Larsen to do an email blast.**

Johnson reported that the last two remaining unregistered watercraft have now been registered.

New business:

- New members
 - none
- Motion by Wittler, second by Kruse to amend rules to provide that roll off dumpsters are prohibited on private streets. Motion passed. **Larsen to advise Fire Spring to revise rules under “Use and Care of Commons” accordingly.**
- Johnson advised he had spoken with Larry Coffey about future plans for the Marina. Coffey was open to considering proposals from CBCA. **Johnson and Wittler to follow up.**
- J. Schwartz reported that boat lift at the ramp needed to be replaced. Motion by Kruse, second by Brown to authorize up to \$10,000 to replace the lift. Motion passed. **J. Schwartz to follow up.**
- Motion by Brown, second by H. Schwartz to increase office manager contract to \$1,300 per month, effective October 1. Motion passed.

Old business: none

Meeting adjourned at 8:40 p.m.

Terry Wittler, Secretary