

CBCA Board Minutes
October 16, 2023

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

Absent: Kruse, Lipert, and Schiefen.

Also present: Carrie Larsen office manager, Tim Zach and Jerred Nelson.

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

Zach and Nelson from Lincoln Transportation and Utilities made a presentation on Lincoln's flood plain mediation efforts. It is anticipated that when new maps are issued, additional buildings will be within the flood plain map. There is a temporary 2 foot free board above the plain requirement which is expected to revert to one foot when the new map is issued.

The requirements only apply to buildings, not lots, although some lenders may require flood insurance unless an engineering certificate is provided showing the structure is above the flood plain. Dirt can be brought in to raise new structures to the required level.

They confirmed that we have no dams or levees adjacent to Capitol Beach Lake.

The business portion of the meeting commenced at 7:40 p.m.

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

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

Motion by H. Schwartz, second by Heckman to approve the treasurer's report. Motion passed. Six townhouse owners have paid the paving assessment in full and the remaining four townhouse owners have been billed for the 2023 installment. All other private street residents have either paid the assessment in full or are current on their installments.

Standing Committees:

Midge control: no report.

Water Quality: Water quality is acceptable.

Commons: Wittler reported three hydrant faucets heads have been replaced and a fourth had to be completely replaced. A new hydrant has been installed in West Lakeshore Circle. It is of a different design which will require winterization. Eighteen trees have been planted in West Lakeshore Circle. Wiltse is in the process of removing dead or dying trees from the Commons. Next year our mowing contract will require edging the trail.

A doggie station with receptacle has been installed on the north end of West Lakeshore. Another will be ordered for Pelican Bay.

Replacement of the work boat lift may wait until Spring.

Cracks in West Lakeshore Circle have been sealed.

Insurance & Investments: no report.

Membership Relations: An FAC is scheduled for this Friday at Occidental in the Haymarket. Larsen to do an email blast reminder.

The Holiday Party is scheduled for January 19, 2024 at the Museum of American Speed. Buffet to be provided by Venue. H. Schwartz confirming details. Motion by Brown, seconded by Osborn to set the price at \$40, with the Association to pay an estimated \$1,200 to \$1,500 of the cost. Motion passed. Larsen to do an email "Save the Date."

Safety: J. Schwartz will remove the buoys.

Security: Numerous unlocked parked car entries reported. LPD will be invited to the annual meeting to make a security presentation. Larsen will make the appropriate contact.

Motion by Osborn, seconded by to authorize Johnson to propose \$7,500 payment for West Lakeshore Circle repairs. Motion passed.

New business:

- New members
 - None. Johnson to follow up with Miles Johnston who acquired Judy McDowell's home.
- Osborn nominated Tom Schuurman to replace R.J. Lipert who resigned from the Board. Seconded by Heckman. Motion passed.
- Wittler reviewed the information on our website. The following items would not be available to the public: member list, watercraft registration list, minutes, financial statements and budget, and newsletters.
- Johnson reported that Larry Coffey was waiting for information from an engineer to decide on plans for the Marina.

- Wittler reported a hearing on the Association's Motion for Summary Judgment dismissing the Hahn lawsuit is set for December 6. A decision is expected in 30 to 90 days.

Old business: none

Meeting adjourned at 9:15

Terry Wittler, Secretary

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