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# June 2022 CLCC Board of Directors meeting

Saturday June 25, 2022 1:00pm. Call to Order at 1:15  
(No quorum for annual meeting)

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## Attendees

Pennie Edwards, President  
Cerena Plantz, Vice President  
Lisa Hoey, Treasurer  
Loren Chilson-Water Manager  
Michelle Casebeer-Bondarchuk, Secretary  
Dale Gadley  
Debi Birch

**Visitors:** 14 property owners attended.

**Secretary report-** Pennie read the 2021 Annual meeting minutes. No motion was made to approve minutes.

**Treasurer report-** HOA fees: 34 accounts are in arrears in the amount of \$16,556.82. Past due Water accounts over 30+ days: \$9,964.62. 13 accounts in collections. Breakdown of HOA past due accounts: CLCC assessments: \$3,430.96. New membership fees: \$400. Late fees/interest: \$2,735.36. Legal/lien fees: \$9,15.50. Notice of intents \$735. All attorney fees/Collection agency fees are passed on to the late account holder. The Board is doing everything within the law to collect on past due accounts.

**New Business:**

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1. Member asked about combining Zoom and in person meetings, as more members might be able to attend and solve the quorum issue. The board did attempt to try for that during Covid, however a high number in the community does not have strong internet. The Board will try and set that up for next annual meeting. Another idea was to have a sign up link available on the CLCC Facebook page a few weeks prior to the annual meeting, to encourage more members to attend.
2. Member asked about possibly moving the Annual meetings to the late Spring or early Fall, to make it more convenient for members to attend. We are unable to do that due to the by-laws.
3. Member would like more clarification for the Annual meeting minutes. Board agrees.
4. Member asked if the new residents moving in are up to date on the fees. Pennie will ask the HOA rep.
5. Member appreciate the forms that are mailed out to new residents.
6. Member had questions of when the billing for the HOA dues was mailed out. July 1st is when the community can start to expect the statements.
7. Proposal to increase annual dues from \$70 to \$110. Current dues will remain at \$70, with a statement February 2023 in the amount of \$40. Starting next year, annual dues will be \$110.
8. Member had a question if the new annual fees will cover the dock repairs. Pennie explained that CLCC does have funds in a savings account (\$40,000) from 2013. No special assessment will be necessary for dock repairs. Repairs expected to take place this fall, however if needed it can be repaired earlier. Dale explained how we would like to replace the docks with fiberglass for a more permanent solution. Dennis P. will discuss his research with Pennie and Dale to outsource the fiberglass instead of going through Mitchell Lumber.
9. Board would like to put more signs at the beaches to remind the community not to climb on the carports, and to use beaches at your own risk.

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10. Discussion regarding an annual community dumpster, to help those who are unable or unwilling to take their items to the dump. The Board has looked into that in the past. To rent a dumpster (2020 rates) was: \$500 prepayment, \$80 for delivery, \$100 for pickup, \$6 daily rate, \$2.43 per mile (about 50 miles). Volunteers would be needed to watch the dumpster to make sure no hazardous waste would be dumped and the area remains clean. Updated rates and further discussion needed. Community members are very willing to help if asked.
  11. Discussion regarding the Health Department. Pennie encourages anyone to take pictures and contact the Health Department when an area is in bad shape. Wendy Matthews will be back out to Collins Lake on 6/27/22. Pennie gave out Wendy's contact info to the attending members. The website will be updated with the Health Department point of contact.

Adjournment: Pennie made a motion to adjourn meeting at 2:15. Motion passed.

Respectfully,  
Michelle Casebeer-Bondarchuk, Secretary