

CBRA Meeting Agenda

— March 24, 2026 —

| Name | Position |
|-----------------|---|
| Ben Harris | President |
| Stephanie Holda | Vice President |
| Samantha Fisher | Treasurer |
| Steve Davis | Secretary |
| Jeannette Ortiz | Member-at-Large |
| | |
| Brian Snyder | Website |
| Vacant | Boat Ramp Chair |
| Vacant | Committee Chair- Playground Fundraising |
| Vacant | Committee Chair- Events |
| | |

I. Call to Order

- A. Welcome and Introduction Ben Harris
 - a) President: Ben Harris
 - b) Vice President: Stephanie Holda
 - c) Treasurer: Samantha Fisher
 - d) Secretary: Steve Davis
 - e) Member at Large: Jeanette Ortiz

II. Finance Report.....Samantha Fisher

See 2025 YTD Budget for Year to date for income and expenses. (Balances as of 2/28/2026)

- Checking Balance: \$11,537.86
- Savings Balance: \$7,060.14 (Reserves of \$2,000 are held in the playground fund for purposes of reducing fees- see below. After addition of these funds, savings balance is \$9,060.14)
- Playground Fund: \$2,995.12 (However \$2,000 is held in reserve for savings as these are funds which were transferred from the Savings account for purposes of avoiding bank fees. After removing the \$2,000 reserves, the balance available for playground renovations is \$995.12)

Finance Highlights:

- Playground fund:
 - Last year we raised about \$4,500 through raffles and various fundraisers, which is significantly higher than the prior year of \$1,200.
 - Reached our marry-go-round fundraising goal and we were able to purchase that. If anyone can assist with installation, that would be greatly appreciated.
 - Added the climbing tower
- Checking/Savings:
 - \$1,100 in tree removal expenses
 - Lawn service is currently \$1,500
- Upcoming Costs
 - Insurance continues to increase
 - Asphalt was last replaced in 2017 and the lowest quote provided to date is over \$20,000
 - This is something that would have cost significantly less in prior years since Carl previously donated labor costs and only charges for materials
 - Repairs are needed to the pier walkway which a new ramp/stairs will need to be installed

- We posted an Amazon Wishlist on the community Facebook page shortly for any donations or supplies needed for events
- Boat Ramp:
 - Although Steve has been able to monitor some additional needs for the boat ramp over the past year, we have not had a boat ramp manager since Carl passed away in 2025.
 - If there are any repairs needed or if you are having any issues or proposals, please let the board know so that we can arrange for these repairs.
 - Similarly, if you are willing and able to assist with repairs going forward even on an as needed basis, please let us know. The biggest cost we incur on any job is labor and donating a few hours of your time to assist with these repairs will help decrease boat ramp fees going forward.

III. Prior Meeting Recap

- A. Last Meeting was held December 9, 2025
- B. During this meeting we recapped the year-to-date activity
- C. Board officers were approved, however we are always looking for volunteers going forward
- D. A recap of 2025 events and proposed 2026 events was provided

IV. Old Business

- A. 2026 Events.....

V. New Business

- A. New Positions..... Ben Harris

We will need a new interim Secretary and we are still looking for a member at large

- B. EventsBen Harris/Samantha Fisher

- Playground cleanup was 3/14 where we cleaned up the leaves, sticks, and other trash prior to spreading mulch. Thank you Steve Davis who donated the mulch.
- Easter event: This Saturday, March 28th at 11am (need volunteers to help setup about 1hr prior)
- Yard Sale : See vote on CBRA Official Facebook page. This is either 5/2 or 5/9 at 8am (currently more votes for 5/9)
- July 4th at boat ramp
- Halloween event- TBD; will need volunteers to setup a table or a “trunk or treat”. If you cannot make it, donations of candy bowls to set out on tables would also be helpful.

- C. Playground Renovations..... Samantha Fisher

- Marry Go Round was purchased and needs to be installed- any volunteers who can assist with that would be appreciated.
- The ground behind basketball area is eroding and needs to be repaired to prevent injury when fetching basketballs.
- Fencing is deteriorated and will likely need replaced in the near future.
- Does anyone have any suggestions or proposals for the next fundraising goal? Previously proposed repairs were new slide, general playground equipment, and children’s fitness equipment

- General Announcement: eBikes, four wheelers, dirtbikes, and all other motorized vehicles are prohibited on the playground. Please advise your children to stay out of the playground if they are riding these.

D. Boat Ramp Updates Ben Harris

- Need a volunteer to manage the boat ramp
- Stephen patched the hole with some quick patch concrete, but more is needed.
- It was previously discussed that as it gets warmer, a concrete patch is needed and potentially some additional drainage

E. Upcoming Meetings Ben Harris

- Next meeting will be held in June

VI. Adjourn

Chelsea Beach Residents Association
 YTD Income Statement
 March 23, 2026

| | 3/23/2026 | | 3/25/2025 | |
|---------------------------------|--------------------|---------------|--------------------|---------------|
| Revenue | | | | |
| Membership Income | \$ 3,853.84 | 65.3% | \$ 3,151.71 | 76.6% |
| Donations | 50.00 | 0.8% | 960.81 | 23.4% |
| Fundraising | 1,995.32 | 33.8% | | 0.0% |
| Net Revenue | 5,899.16 | 100.0% | 4,112.52 | 100.0% |
| Expenses | | | | |
| Administrative | | 0.0% | 107.41 | 2.6% |
| Fees | 1,151.09 | 19.5% | - | 0.0% |
| Supplies | 72.50 | 1.2% | - | 0.0% |
| Event Expense | | 0.0% | 35.00 | 0.9% |
| Fundraising Expense | 1,000.00 | 17.0% | 46.82 | 1.1% |
| Utilities | 103.98 | 1.8% | 140.71 | 3.4% |
| Fees | 2.50 | 0.0% | - | 0.0% |
| Raffles and Fundraisers Payout | | 0.0% | 400.00 | 9.7% |
| Property Tax | 459.62 | 7.8% | 466.89 | 11.4% |
| Total Expenses | \$ 2,789.69 | 47.3% | \$ 1,196.83 | 29.1% |
| Net Operating Income | 3,109.47 | 52.7% | 2,915.69 | 70.9% |
| Other Income | | | | |
| Interest Income | 0.19 | 0.0% | 0.17 | 0.0% |
| Total Other Income | 0.19 | 0.0% | 0.17 | 0.0% |
| Net Income | \$ 3,109.66 | 52.7% | \$ 2,915.86 | 70.9% |
| Less: Pending Expenses | | | \$ 1,873.00 | 45.5% |
| Adjusted Net Income | | | \$ 1,042.86 | 25.4% |