Clearbrook Park Board Meeting

March, 24, 2022

Agenda

Call to Order by Ridge 6:03 pm

Minutes of 12/16/21 Annual Meeting accepted unanimously.

Controller Report:   $35, 800 has been submitted to lawyer for collection/liens. Money is starting to come in. He is setting up a portal with the lawyer to get instant info when someone pays. We need to submit a copy of the new covenants to the county Recorder’s office. Chris will take care of it. Chris will resend a copy of 2022 budget to upload to website.

Account Balances: We have $46, 566 in checking $68k in savinggs

Billing update: First billing went out 3/1/22. Approx $10k has come in so far.

Billing Plan for 2022 After April 1 a later fee, per the new covenant will be assessed.

Old Business:  **Mailbox plan:** Chris will talk to the company that did the pond work and see if they are interested. He will also check at Lowes or Menards and see what kind of box we should get, pricing, Etc. After discussion with the lawyer, we need to send out a letter asking who wants mailbox/post replace. Once we send that with a deadline, those who do not reply will not get one. If we arbitrarily make that decision, it could come back to haunt us.

**Carin Henderson** – I did my deposition, they need the tax forms for 2017,18,19 Nat will call Kyle about the tax forms. She was out of the office with covid the past few weeks.

**Website and FB** – continuing to add content, See new business for further.

**North end of pond work:** motion by Jim,2nd by Dennis. Motion to enter into a contract with the company that did the initial work to have them clear the weeds and reseed the north end of the pond.

**Pond and Mowing contracts for 2022**: Motion by Nat to renew contract at $110 a mow plus treating the rip rap as needed, 2nd by Jim. Motion carried.

**Doggy Doo Poles** – Nat will have scouts install as a service project.

**Continuity plan for controller** – Chris is not moving out of state as planned and will remain as controller.

**Drainage issue between Crescent and Cutler:** Reviewed the issue. Nat has pictures showing the easement does not drain downhill into the drain as designed. Nat will look for a contractor to grade the easement. Homeowners will be responsible for their own yards if they are still affected after the work is finished.

**Neighborhood improvement ideas** No Garage sale or dumpster this year.

**New Business:**   **1237 Edgewater**, Kevin Mull wants to paint the vinyl on his house – Chris has talked with the homeowner. He can replace the vinyle and paint the trip as long as it is an earth tone that matches the neighborhood.

Talked to board about entering into formal contract with Chris as controller. This was one of the major issues with Carin. We had no contract stating exactly what she could and could not do. Motion by Nat, 2nc by Jim to have Chris draft a contract, Nat will sign on behalf of the board.

Motion to sign a contract with Personal touch to maintain the website for $200/year and for $75/hr for consulting fees as needed. Motion Jim/2nd by Nat to accept the bid, Nat will sign on behalf of the board. Motion approved

Board will send a letter to all residents reminding them of the covenants and local ordinances regarding trash cans, residence maintenance (windows/doors/screens/mildew/grass/ etc.)

Good of the Order:

There are two housed on Odell with vinyl falling off and broken window. Chris will send the rental companies a letter

Fence is falling down at 1321 O’dell. Chris will contact the rental company to have it repaired.