



Cranberry Lake Community Club

CLCC ANNUAL BUSINESS MEETING
MINUTES OF MEETING
Saturday, August 16, 2025 @ 11 a.m.

LOCATION: Cranberry Lake Clubhouse, Route 206, Byram Twp., NJ

ATTENDANCE:

Governors Present: Dolores Albrecht, Chris Brown, Kathi Brown, Lisa Buckley, Bill Carkhuff, Brian Church, Jeanine Colligan, Kevin Dean, Nicole Ferrara, Ryan Healy, Jim Kruse, Peggy Kruse, Michele Lloyd, Lois McCarthy, Maggie Melly, Larry Niech, Patrice Reilly, Len Sadowski, Steve Scully, Pete Smith, Joe Toto and Michael Walsh

Governor Absent: Bill Grabler, Jr., Dave Lisk, Katie Winkelman, and Sandy Wray

President Brian Church called the meeting to order at 11:10 a.m. with a quorum present, then led attendees in the Pledge of Allegiance and a moment of silence for those who passed away during the past year.

Introduction of Governors and Parliamentarian

The governors introduced themselves and identified the lake sections where they reside. Kate Walsh was introduced as Parliamentarian, and Bill Carkhuff was introduced as Sergeant at Arms.

Opening Remarks

Brian Church noted that, several years ago, we began discussing strategic opportunities to move forward in a positive direction as follows:

- Preserving and strengthening the Club's culture
- Strengthening the Club's standing with the State, town, and community
- Transforming the Club's operations and approach
- Improve member experience

These strategies continue to be effective, and the Club remains strong. The Club had an excellent year, with strong volunteer participation, members contributing valuable skills, high attendance at adult and children's events, and consistent use of the facilities—all signs of a healthy community.

As most know we worked with the State on the lake drawdown plan. Following the 2023 drawdown, the next drawdown is scheduled for 2027. We are also communicating with the State in connection with parking at the state ramp and dam, and members are encouraged to report any inappropriate use of those areas.

The Club is taking a positive, proactive approach to transformation by making its resources work harder and using its facilities and assets year-round, such as through Thursday night cornhole. Members were encouraged to continue expanding year-round use of the Club.

Ongoing membership growth is a notable achievement and supports the Club's broader effort to enhance the member experience.

Thanked the event chairs and noted that the events were well attended. He especially recognized Brian and Christine McClaughry for organizing three successful events this year: Cinco de Mayo, Comedy Night, and No Bad for Byram. He thanked them for stepping up.

Recognition of the Club's many skilled volunteers, including, but not limited to, Joe Toto, Mike Pedersen, Kevin Dean, Dave Lisk, Ray Hyland, Mike Walsh, Ryan Healy, and Bill Carkhuff, and thanked everyone for their contributions.

Abby Collins and Ella Little stepped up in their lifeguard leadership roles. In one example, a fourth-year lifeguard guided a first-year lifeguard through handling a bloody injury, demonstrating the maturity and character of the Club's young members.

Thanked the Board of Governors and Executive Board, as well as those who stepped up throughout the year.

Lastly, Brian encouraged members to stay engaged, lend a hand, and remember that the second "C" in CLCC stands for Community.

Open to Members

Dawn Toto thanked the volunteers who repaired the Weaver House Cove dock and expressed concern about increased use of the state ramp as a picnic area.

Patricia Slack noted that excessive weeds have made swimming at Rose's Beach nearly impossible and asked what could be done next year to make the beach more usable.

Pete Smith noted that the lake had been treated for pond weeds several times this year and that chemical use is limited. The Club is working with its lake management vendor on next steps, as many area lakes are experiencing similar issues. He recommended organizing a work crew at the start of next summer to rake both beaches and encouraged members to remove weeds proactively if they are able.

Acceptance of Minutes

Jeanine Colligan noted that the 2024 Annual Meeting Minutes had been distributed to the membership and requested a motion to approve them.

MOTION – Bill Carkhuff made a motion to accept the 2024 Annual Meeting Minutes. Second by Nicole Ferrara.

All In Favor: 34

All Opposed: 0

All Abstained: 2

Motion passed.

Finance Report

Lauren Schaeffner distributed the 2025 Treasurer's Report and reviewed the year's revenue and expenses.

MOTION – Christine McClaughry made a motion to accept the finance report as presented. Second by Tom Wray.

All In Favor: 40

All Opposed: 0

All Abstained: 0

Motion passed.

Committee Reports

➤ **Buildings and Grounds**

Steve Scully reported that the Board has worked diligently in recent years to maintain and improve the Club's facilities, and that this work continues in 2025. He noted the Board's appreciation for the positive feedback received and emphasized that volunteer dedication helps maximize the value of members' dues. Improvements made in 2025 include:

Clubhouse

- Refinished the hardwood floors
- New split-rail cedar fence and garden at the entrance of the clubhouse parking lot
- Reconfigured and repaired a portion of the clubhouse sidewalk...significantly improving the way members navigate the facility
- Expanded the Women's Association Memorial Board & Garden
- Added a new lifeguard stand to the clubhouse beach
- Beautifully refinished the benches on the clubhouse porch
- Addressed a long overdue need by adding two Reserved Parking spaces near each entrance to the beach
- New basketball backboard & rim plus, a new mobile basketball hoop was graciously donated
- We started the season with all accessible broken windows repaired

Docks/Trails

- Railroad tie platform stairs leading to the Weaver House Cove 2 Dock
- New Floating Dock system at Rose's Beach to accommodate member boats
- Repaired a 30ft section of the bulkhead in Cabin Springs
- Built a new Deep Dock
- Removed a damaged tree and upgraded hardware on South Shore Road Dock (near Molloy's House)
- Straightened the Weaver House Cove Boat Dock...adding all new poles, header support and decking
- Added new pipes and a header as temporary fix to Frenches Grove Dock 3 (Near Parrell's house)
- Tamed the arborvitae which was taking over the sidewalk
- Built a new ramp and repurposed one of the old finger docks from Rose's Beach at our boat dock on Lake View Trail in Cabin Springs
- Build a new stationary dock to replace the rotted predecessor at Frenches Grove 6 (Near Walsh's House)

Thank you to all of our volunteers for lending your time, skill and commitment to our community.

➤ **Membership**

Jeanine Colligan reported as follows:

- We have 249 members (157 regular members, 87 senior members and five joint members)
- We have 10 new members
- For comparison purposes we have 245 members in 2024, 235 in 2023, 242 in 2022 and 244 in 2021.
- All dock slips are assigned throughout the lake.

➤ **Waterfront**

Mike Walsh reported that the beaches were busy throughout the season. The head guard and assistant guard model worked well for scheduling, supplies, and drills. He attributed the season's success to the lifeguards hired, including several younger guards who performed well and received positive feedback. Aside from a few minor cuts, the season was uneventful, and sufficient lifeguard coverage is expected for the remainder of the summer as guards return to school.

➤ **Welfare and Memorial Tree**

Michele Lloyd reported that, since last year's annual meeting, condolence cards were sent to the Church, DeMuth, Maturi, Lanci, Braxton, Eisenberg, and Wright families. Get-well cards were also sent to Debbie Parker, Sandy Murphy, Pam Weider, Sandy Wray, Royann Blakeley, and Michele Cotter.

2025 Memorial Leaf donations were presented as follows:

Gold Leaf in Memory of:

Don Wright (2)

Green Leaf in Memory of:

Brett Mershon

Louie DeMuth

George and Rose McClaughry

Lois O'Brien

Pete Smith read the following consolidated committee reports:

➤ **Public Relations (Chair, Peggy Kruse)**

The committee continues to monitor real estate websites for Cranberry Lake home sales, coordinate meet-and-greets with new homeowners, and provide welcome gift bags to new owners.

➤ **Beautification Committee (Bernadette Scully, Renee Reilly, and Lois McCarthy)**

- Stripped and refinished the porch benches.
- Improved the main entrance by planting shrubs beneath the sign, painting the sign border, and adding the street number; plans are underway to enhance the area inside the new fence.
- Painted the catwalk.
- Added plants to the North and South Shore planters.
- Added plants to the three Clubhouse beach planters.

Thanks to volunteers who helped with watering plants and weeding!

➤ **Finance Committee (Kate Walsh, Christine McClaughry, Melinda Bennett and Ryan Healy)**

The Finance Committee reviewed the 2025 season budget and statement of activity, with Lauren Schaeffner and Lois McCarthy providing answers to any committee questions. Profits are slightly below last year, primarily because the 2024 Centennial events were not repeated. Overall, the financial records appear to be in good order.

➤ **Program Committee (Chair, Len Sadowski)**

Although the calendar was not as full as in past years, the Club offered many successful events for all ages. Thank you to all event chairs for planning and running their events, as well as creating the event posters featured in the weekly emails. Members were encouraged to begin planning next

year's events early and to submit date requests as soon as possible.

➤ **Water Sports Carnival (Chair, Bill Carkhuff)**

- Field Day - Sean Clark, with help from family and friends, hosted the annual Field Day events on the main beach. The well-attended event featured spirited competition. Thank you to Sean for hosting.
- Junior Day - Lisa Buckley, Billy Grabler, and Dolores Albrecht hosted Junior Day. The children enjoyed the event and appreciated this longstanding tradition.
- Senior Day - Diane and Bill Carkhuff hosted Senior Day on a hot day filled with exciting races. About half of the swim team competed, with strong performances throughout, and Erin Winkelman set a new standard in the 13/14 Breaststroke. Cathie Petersen oversaw the diving competition, which included 13 divers, including several younger participants who performed well on their swan dives.
- Canoe Marathon - Lee and Ray Hyland hosted the Canoe Marathon again this year, with 10 boats competing in the Men's, Women's, and Mixed divisions. Thank you to Lee, Ray, and Kerry for hosting.

Election of Governors

Jeanine Colligan reported that following members have been elected for a 3-year term for Governor ending in August 2028:

Sean Bennett, Nicole Ferrara, Bill Grabler, Jr., Peggy Kruse, Michele Lloyd, Lois McCarthy, Len Sadowski and Peter Smith

Additionally, *Chris Brown* has been elected as Senior Governor for a 3-year term ending in 2028.

Frank Kruse Award

Mike Walsh read the Frank Kruse Award inscription and stated that he was honored to present this year's award to Tom and Lois McCarthy.

Miscellaneous / Open to Members

Brian Church noted that Cranberry Lake will host the 2026 Swim Team Championships in Roxbury and that volunteers will be needed to help organize this significant event.

MOTION – Kathi Brown made a motion to adjourn the meeting. Second by Patrice Reilly.

All In Favor: Unanimous

All Opposed: None

All Abstained: None

Motion passed.

Meeting adjourned at 12:00 p.m.

Respectfully submitted by
Jeanine Colligan, Secretary