

COUNTRY LAKES HOME OWNERS ASSOCIATION
MEETING OF THE BOARD OF TRUSTEES
SEPTEMBER 11, 2023

Meeting of the September 11, 2023, Country Lakes HOA Board was called to order at 6:59 pm (Monday) at 4090 Watercourse Drive (Whitson Residence)

BOARD MEMBERS:

Bill Hanigan – in person
Kerry Winer – in person
Don Kelley – in person
Vince D’Angelo – in person
Beth Whitson – in person

OTHER REQUESTED ATTENDEES:

Anthony Embrogno – (joined with meeting in progress)
Bruce Buller – not in attendance

ACTION TAKEN BY THE BOARD WITHOUT A MEETING SINCE ITS AUGUST 14th BOARD MEETING:

None

MINUTES FROM AUGUST 14th BOARD MEETING: Beth Whitson

Beth was asked to put the date of the last revised minutes at the end of the draft before posting for approval.

Motion to Approve the August 14, 2023 Minutes.

Motion to Approve: Vince D-Angelo

Seconded: Don Kelley

Vote: The motion passed unanimously.

TREASURER’S REPORT: Don Kelley/Anthony Embrogno

Information provided was produced by Anthony Embrogno, Assistant Treasurer.

Don explained some different budgeting items on the list and what funds were left.

Don expressed concern over remaining expenditures for the year and our ability to meet the Reserve Study obligations. He requested additional detail on the financial reports identifying our Reserve Contribution obligation and review of remaining expense obligations for the year.

The next CD Maturity is on 10/06/2023 – Morgan Stanley (Edward Jones is the investment company that holds this in the amount of \$100,000). The Board would like Don to roll that over to the best available percentage rate at the time of maturity.

Motion to approve:

1st – Bill Hannigan

2nd – Kerry Winer

Vote: Motion passed unanimously

Don got two boxes of Treasurer documents from past Treasurer, Roger Carron. Don will look through the boxes and make sure the information is on the website. If it is not, he will get that

information to the Board so that it can be there.

Residence status report.

3954 Hedgewood. Pending sale.

4003 Hedgewood. Pending sale. (Will not occupy until December)

Bill gave a format for the budget to Don and Anthony. Don would like to get the actual results of the budget for years 2020, 2021 and 2022 to see what increases in costs there may have been to be as accurate as possible. A number of contracts will be finished and will need to set priorities as prices look to have substantially gone up.

Motion to approve: Kerry Winer

Seconded: Vince D'Angelo

Vote: Motion passed unanimously

DESIGN REVIEW COMMITTEE REPORT: Vince D'Angelo

New DRC Resident Applications and their status:

There was (1) application this past month. A generator is being put into a property. Property lines have been checked. This will go into a garden bed and landscaping will screen it from the street. Approved.

While no applications yet, one resident is considering new landscaping around their entire home. Another has an evergreen tree in bad shape and would like to take it out and replace it.

A Debbie Wood, not a resident, inquired about landscaping. There was no submission, just a question. Vince was not sure what resident she was asking for.

There was some discussion about the Design Review Forms on the website and how they need to be merged together. Vince has put together some information for HOA members as it pertains

to divided responsibilities of the HOA and the homeowner as it pertains to their yards. Bill will send the email out to all homeowners.

PROPERTY MANAGER REPORT: Bruce Buller (Read by Bill Hanigan)

Kerry Winer and Bill Hannigan have looked at various boiler plate forms for getting quotes from contractors. Bruce would like to meet with Kerry to add/delete some information on the forms. Then Kerry will meet with Bill to get the form set. It is important it is done soon as contracts are set for renewal and others, like Tree Masters, are no longer in business and we need to find a replacement.

There was a question from a resident about trimming of trees. The trees within the front garden bed are trimmed in the winter.

After a large downpour this past month, it was noticed that there was a large amount of sediment in the corrugated black pipe going into Sunrise Lake. We need to find out where that pipe is coming from. Bruce will find the origin.

There was a call from a resident whose sprinkler system lines were cut by lawn mowers. The resident will be taking care of that, but Moscarino needs to start telling us when something happens as opposed to Bruce hearing about it after the fact.

There were a number of calls about an area behind a home that had not been cut in weeks. Moscarino said that they had cut the area with weed wackers and that they did not use a mower as the area was very wet. Bruce went to check it out and sunk into the area. The owners said that their sprinkler system is shut off, but it needs to be checked for a leak. The area that is wet is on the Master property. A resident called about broken lights/lights out. They had mentioned to Bruce that the people painted their post broke it and were supposed to come back and fix it. They have not yet.

Bruce is waiting on Weedpro for the results of tests in the soil to see what needs to be applied for fall. Fertilization and aeration should be happening this week.

A resident that had a sprinkler system broken by Medina Fiber has sent the bill to them. They will let us know what happens.

Tree Masters is now out of business. They are the company we had contracted with to trim trees in front garden beds. Bruce is contacting others for quotes, but they are substantially higher than expected. It is important that though we would like to just take care of some things for a resident quickly, it needs to go through the HOA Board so any issues are taken care of consistently.

Christmas lights are set to turn on at the front entrance on Thanksgiving Day evening. They will turn off on January 2.

WELCOMING COMMITTEE REPORT: (Don Kelley and Beth Whitson)

There will be a binder/folder for new residents that will contain information for the ACH payment as well as other information new residents should be aware of. Don went through the covenants and wrote down some information for new residents. Don will go over some of this with newer Country Lakers to see if there is anything missing. Don will also see if we can get some donations so those who move in can have a little Welcome Basket as well. Bill would like the email address of new residents for the association. Anthony took a look at the ACH form and added what he needed from residents.

OLD BUSINESS:

C/L (Homeowner) Website: Vince needs a bit of help in printing out something on one page. Anthony will help him with that.

NEW BUSINESS:

Speed lights in the neighborhood. Residents are not happy with the speed lights. Don has found that anything under 25 mph is not enforceable. Yes, we have people walking on the streets and need to do what we can to protect them our liability. Don will talk to the lawyers for our HOA and find out what needs to be done for any potential liability. The monitoring of these signs cost \$1100 per year.

Bill is going through the website and editing to make it easier to find information and getting rid of some forms that are no longer needed. Don mentioned that events need to be added to the calendar for residents to be able to see. Don also mentioned that he would like his contact information to be added for the social information. The chat box on the website needs to be taken off since it is not used.

Next meeting date is on October 10, 2023, 7:00 pm at 3945 Hedgewood Drive (Winer residence).

Request to adjourn Kerry Winer, 8:08 pm

Approved Minutes on October 9, 2023