

COUNTRY LAKES HOME OWNERS ASSOCIATION
MEETING OF THE BOARD OF TRUSTEES
July 10, 2023

Meeting of the July 10, 2023, Country Lakes HOA Board was called to order at 4:30 pm (Monday) at 4004 Hedgewood Drive (D'Angelo 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 – in person
Bruce Buller – not in attendance

ACTION TAKEN BY THE BOARD WITHOUT A MEETING SINCE ITS JUNE 19TH BOARD MEETING:

None

MINUTES FROM JUNE 19TH BOARD MEETING: Beth Whitson

Motion to Approve the June 19 Minutes.
Motion to Approve: Don Kelley
Seconded: Kerry Winer
Vote: The motion passed unanimously.

TREASURER'S REPORT: Don Kelley/Anthony Embrogno

Information provided was produced by Anthony Embrogno, Assistant Treasurer.
As of the end of June, our Reserve Account held \$454,140.27. For the month we were under budget by \$2,070.02. There was discussion about looking at the Reserve Report when it comes out so that we can know what needs to be put into reserves each month.
Bill passed around the list of bills that finance pays automatically without requiring Board approval. This includes things like utilities, administrative bills, legal retainer, insurances, vendors under contract, etc.

Motion to continue the practice for the list provided.

Motion to approve: Bill Hanigan
Seconded: Kerry Winer
Vote: Motion passed unanimously

Motion to approve payment for JJ Renovations for mailboxes that were painted or replaced.

Motion to approve: Beth Whitson
Seconded: Kerry Winer
Vote: Motion passed unanimously

Motion to approve payment for A's Landscaping for removing bushes and taking them away.

Motion to approve: Kerry Winer

APPROVED MINUTES OF JULY 10, 2023

Seconded: Vince D'Angelo
Vote: Motion passed unanimously

Motion to approve payment for PM Electric for a new timer, replacing electrical pump and Parts for fountains.

Motion to approve: Kerry Winer
Seconded: Vince D'Angelo
Vote: Motion passed unanimously

Bill mentioned that Board Members can be reimbursed for HOA Board expenses, such as manilla folders, paper, etc., member must save receipts and bring to the Board meeting. Anything over \$200 needs prior approval.

Status of updating access and check signage by Treasurer and VP at Westfield Bank and removal of past trustees. This was done. Beth Whitson has not received something she needs to sign as the Secretary. Bill Hanigan will let Rachel at Westfield know that Beth did not receive anything. Treasurer was enrolled at Edward Jones for investment purposes.

Don brought up Money Market accounts that will earn more interest than just a regular checking account. He will be exploring the e of shifting balances to take advantage of the higher interest rate.

Property transfers and delinquencies. 4003 Hedgewood has a sale pending. Pending owners will not move in until December.

Edward Jones' Certificate of Deposit. Don will get Board approval before CDs transfer. He Mentioned in one day, the CD rate did change slightly

Motion to approve Treasurer's Report:
Motion to approve: Vince D'Angelo
Seconded: Kerry Winer
Vote: Motion passed unanimously

DESIGN REVIEW COMMITTEE REPORT: Vince D'Angelo

New DRC Resident Applications and their status:

There was one for painting of a garage and slider trim which was approved.

Vince said that the biggest DRC issue is landscaping. Not everyone understands what is the homeowner's responsibility and what is the HOA's responsibility. He is considering sending something to each homeowner. He would also like to have a Design Review summary to help them understand what they need to have approved and not approved. Vince passed out his proposed draft and asked that the Board Members look at it and let him know by July 17 of any comments or corrections.

Vince would also like an additional member of the Design Review Committee that is NOT on The Board.

Vince also asked that the rest of his report go to Executive Session.

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

Trimming of bushes was started today, July 10. There were a number of contacts about the bushes being trimmed so late. Discussion about what was in the contract and while we will have to work with Moscarino for next year as well, we may want to have the trimming and mulching done by another company. Kerry will be reviewing the language related to scope of work in bid process.

Christmas lighting around the gazebo was also discussed. We need to find out how much putting up the lighting around the gazebo is and if we should continue doing that.

Also discussed was some of the cement on the roads that are starting to crumble and break. This was not budgeted for in 2023. This is something that the Board will review.

OLD BUSINESS:

NEW BUSINESS:

Discussed who needs to get with Anthony to be able to get onto the website to be able to access archived records and other information.

There is a storage facility called Public Storage across from Staples in Medina where archived records are. Bill has keys for this and can give anyone access to this.

Don Kelley has keys for the Gazebo cabinets.

Bill made a Board Meeting rotation chart.

Next meeting date is on August 8, 4:30 pm at 3918 Hedgewood Drive.

Meeting Adjourned at 6:11 pm

APPROVED: August 14, 2023