

COUNTRY LAKES HOME OWNERS ASSOCIATION

MEETING OF THE BOARD OF TRUSTEES

DATE: JULY 21, 2022

MEETING of the July 21, 2022 Country Lakes HOA Board was called to order at 6:30 PM (Monday) at 3938 Hedgewood Drive.

BOARD MEMBERS:

Shawn Smith – In Person
Bob Beres – In Person
Roger Carron – In Person
Bill Hanigan – In Person
Vince D’Angelo– In Person

OTHER REQUESTED ATTENDEES:

Anthony Embrogno – In Person
Bruce Buller – In Person

ELECTION OF OFFICERS:

Motion to elect Shawn Smith as C/L HOA Board President

Motion presented by Bob Beres

Seconded by Vince D’Angelo

Motion passed unanimously

Motion to elect Bob Beres as C/L HOA Board Vice President

Motion presented by Bill Hanigan

Seconded by Vince D’Angelo

The Motion passed unanimously.

Motion to elect Roger Carron as Treasurer

Motion presented by Shawn Smith

Seconded by Vince D’Angelo

Motion passed unanimously

Motion to elect Bill Hanigan as Secretary

Motion presented by Shawn Smith

Seconded by Vince D’Angelo

Motion passed unanimously

ACTION TAKEN BY THE BOARD WITHOUT A MEETING SINCE ITS MAY 23RD BOARD MEETING.

No Action was taken by the Board.

MINUTES FROM MAY 23RD BOARD MEETINGS:

Motion to Approve the May 23rd Minutes:

Motion to Approve: Bob Beres

Seconded: Vince D’Angelo

Vote: All voted in favor of the motion..

TREASURER'S REPORT

In that Roger Carron was just voted as Treasurer, Anthony Embrogno provided a financial update.

The Reserve Accounts amounted to \$469,357.04 which did not include minor interest. The checking account was \$18,561.69 through the month of June. Action is planned to have Roger gain signature and investment control over the accounts.

The property at 4078 Watercourse had transferred with the new residents being James and Mary Jo Brown. Roger was advised that the realtors notify either the President or Treasurer in such property transfers. The transition in monthly assessment between the two owners was in hand, but a welcome package for the new owners will be put together by Shawn Smith. It was also mentioned that there are several other properties pending.

Anthony continued with updates on the budget and balance sheet. He had also produced a new budget to actuals report that provided remaining income and obligations for the year. This first report was marked as of July 18th and offered insight as to the status of the accounts in the face of some inflationary costs. The legal, insurance and general maintenance accounts showed such impact. The next such report should reflect a month end total.

Roger asked in the absence of the check signatories, how does a contractor get paid? Such absence is relegated to the winter months when several Board Members are in southern climates. In that we have the ability to pay by means of ACH, and all payments must be approved as outlined under contract or by Board approval, the invoices at that time of year is for snow removal. It was decided that Anthony would have the authority to pay such approved expenses via ACH.

Motion: In the event that there is no officer present to sign a check for approved expense, then such authorized payment may be made electronically by the Assistant Treasurer.

Motion By: Roger Carron

Seconded By: Bob Beres

Vote: All Board Members voted in the affirmative

Motion: Move to approve the Treasurer's Report

Motion By: Vince D'Angelo

Seconded By: Bob Beres

Vote: All Board Members voted in the affirmative

DESIGN REVIEW REPORT

Vince D'Angelo informed the Board that he had received a number of Design Review Applications since our last meeting. The approved applications included:

- Deck railing repairs,
- Walk and front patio staining,
- Retractable awning,
- Several landscape projects,

- And significant structural repairs.

There was only one rejection involving a conflict with the Country Lakes Covenants.

PROPERTY MANAGER'S REPORT

Bruce Buller, Property Manager presented some of the communications that he has had with homeowners. These include:

- Tree issues involving dead branches and tree health. The trees in the front of the properties are the responsibility of the homeowner. Those around the ponds and back common area will be reviewed when Tree Master does its annual service.
- A utility box cover was reattached. It may have been loosened when the fiber installation was made. Bruce also noticed that some settling has occurred and that the home owners need to call both companies after the ground has had time to settle.
- A homeowner reported that oil stains in front of resident's property was caused by the mulching company. Moscarino was called (mulching was sublet by them)
- Mailboxes were repaired. At the meeting a new damaged mailbox was reported. Bruce will investigate the matter. Cost exceeded initial approved estimates. The Board is holding to the approved estimated cost of the contractor.
- A homeowner called and requested a spray for spiders. Akron Pest came out and again sprayed the location.

Bruce reported that the latest Moscarino invoice contained an additional fuel charge. The current contract allows for a singular price increase for fuel charges above an established threshold but not an additional charge. The matter was referred to Shawn and Bruce. In the short term the additional charge will not be paid.

Mulching was reported as complete, but was advised that a location in the common area was not done. Bruce will investigate.

Japanese beetles had become a problem for several homeowners but not others. The homeowners' use of bag traps which use pheromones are attracting the beetles for some distance, and it was learned that certain plants and shrubs are food sources for the insect. It was determined that adding an additional service was not prudent at this time.

Sealing at the end of the driveways has commenced. Bruce also reminded the Board that several dead trees had been reported but on Master Association property. Shawn stated that he would reach out and notify the Master Association.

Five properties were identified as having street lamp issues (No Light). Of these four were either completed or being worked on by the homeowner and the fifth was on a new homeowner's location. They will be advised.

OLD BUSINESS

SPEED Bumps: Shawn requested that Bruce have the Speed Bumps moved and secured at the parking pads.

A letter from our legal firm of Kaman and Cusimano was addressed

Kaman and Cusimano provided guidance to the Board regarding inflationary issues and the Reserve Funds.

The Draft Minutes for the Annual Meeting were submitted. A request was made for any changes or modification to the draft.

NEW BUSINESS

Emergency Road: Vehicles have tried to use the emergency road as a means to and from Poe Road. A request was made to install a sign which would notify drivers that its use is not permitted. This is a further issue in that it cuts across the golf course and unknown drivers have been seen attempting to use it. A motion was made.

Motion: Install a sign of the same style as others in the community that would notify drivers that the road is not available for access to Poe Road.

Motion By: Bill Hanigan

Seconded By: Roger Carron

Vote: Motion passed unanimously

Airbnb: Bill Hanigan asked for guidance in addressing state legislative activity regarding Airbnb. He has reached out to the Master Association to determine their interest in meeting with State Representative Sharon Ray on the matter. He has been asked to pursue it.

NEXT MEETING:

August 29th (Monday) at 6:30 at 4052 Watercourse

ADJOURNMENT at 8:30 PM:

(Minutes were prepared by William Hanigan, Secretary)