

COUNTRY LAKES HOME OWNERS ASSOCIATION

MEETING OF THE BOARD OF TRUSTEES

DATE: March 31, 2023

MEETING of the March 31, 2023 Country Lakes HOA Board was called to order at 6:31 PM (Monday) at 3938 Hedgewood Drive.

BOARD MEMBERS:

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

OTHER REQUESTED ATTENDEES:

Anthony Embrogno – In Person
Bruce Buller – In Person
Kerry Winer – Invited Guest

WELCOME: President took a few moments to provide an overview of the board’s meeting activities for our guest who expressed an interest in serving on the board

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

On February 27th the Board submitted an electronic survey and vote to the Country Lakes HOA Homeowners as to whether they were in favor of securing a service to attempt to eliminate the infestation of moles and pass on the cost to homeowners.

President Shawn Smith reported that as of the meeting, he had received 73 non-duplicative ballots of which sixty-six (66) were opposed to the Board enjoining a service and seven (7) were in favor. Being that this was an electronic vote a majority (63 of 122) of the homeowners will determine the issue. With 66 having already voted in the negative, the issue fails. The tally sheet was given to the Secretary.

MINUTES FROM JANUARY 23RD BOARD MEETINGS:

Motion to Approve the January 23rd Minutes:

Motion to Approve: Vince D’Angelo

Seconded: Bob Beres

Vote: The motion passed with unanimous Board Member vote.

TREASURER’S REPORT

President Shawn Smith had earlier informed the Board that Roger Carron had resigned from the Board and as Treasurer on January 24th. A recent email to homeowners a call for new Board members was posted. Anthony Embrogno continues to generate the financial reports for the Board and was requested to present the “Treasurer’s Report”.

Anthony Embrogno requested assistance in obtaining information from Edward Jones to complete tax forms for filing. President Smith indicated that he would obtain the information needed to comply with filing deadlines.

Anthony further reported that payment of dues/assessments were current, and he had not received any notice of property sale(s)/purchase(s).

He reported that one of the CD's will mature and requested guidance on the investment. The Board discussed the matter and confirmed its desire to continue to ladder the CD investments.

Motion: Move to reinvest the funds received from the upcoming mature CD investment, which includes both principle and interest, apprx \$101,000 in a new CD with a one year maturity.

Motion By: Bill Hanigan

Seconded By: Bob Beres

Vote: The motion passed with unanimous Board Member vote

Anthony provided an update on the expenses related to snow removal and salting of the roads. For the season the snow removal expenses were in line with that of our annual budget, though the budget is calendar year. There had been concern over the salt expense.

Anthony presented several bills to be paid of which the PM Electric invoice needed approval. Bruce stated that it was to cover the minor cost of repairing one of the lights on the island and reinstall the light shade on top.

Motion: Move to pay the submitted invoice from PM Electric

Motion By: Bill Hanigan

Seconded By: Vince D'Angelo

Vote: Unanimous

Further discussion ensued around the need to fill the open position of Treasurer.

Motion to Approve the Treasurer's Report

Motion to Approve: Bob Beres

Seconded: Shawn Smith

Vote: The motion passed unanimously

DESIGN REVIEW REPORT

Vince D'Angelo, DRC Chair that after a quiet winter the residents have submitted eight design applications. They consist of two roof replacements, three door (sliding patio door, front door, and a screen door), deck, awning, and front garden work. After providing details on the different projects, Vince added that he dropped off another application that day.

PROPERTY MANAGER'S REPORT

Bruce Buller, Property Manager started his report with Amurs to be added to the ponds. He also asked approval to repair a corner lawn damaged by tire ruts. He explained that the property had large rocks at their bend and it did not appear to be caused by the snow removal service. He had several quotes and the Board briefly discussed the matter.

Motion: Move to approve the repair of the damaged lawn by A's Lawn Service in an amount of \$225.00.

Moved By: Vince D'Angelo
Seconded By: Shawn Smith
Vote: Unanimous

Bruce also presented several quotes for the replacement of 8 shrubs with four (4) foot aborvitaes. After hearing a further explanation, the Board moved to approve the work.

Motion: Move to approve the quote amount of \$1,860 by A's Lawn Service to replace the eight shrubs in question.

Moved By: Bob Beres
Seconded By: Vince D'Angelo
Vote: Unanimous

Two homeowner issues were addressed by Bruce. The first dealt with the repair of three damaged mailboxes. The cost of the repair is not being born by either the homeowner or the HOA. They will be painted after the weather improves. The other was a homeowner request to not have their lawn fertilized or weed applications applied by the HOA service. The homeowner will use their own service.

Bruce announced that Mueller will be doing the trimming of the tall grass, which is not part of the landscape service contract. Weed Pro will commence service as soon as there is a break in the weather.

Bruce submitted to the Secretary an update to a service provider's "Certificate of Liability Insurance." (The coverage requirement is applicable to contractors and updated with current scanned copies posted on the Board's website for Board Member purposes).

OLD BUSINESS:

Bill Hanigan received an update from the Fox Meadow HOA Board of the Amendments to the Master Association Covenants/Bylaws. With 451 eligible units the vote is as follows:

- Amendment A – controls on the solar power installations (majority required) with 209 in favor and 31 against
- Amendment B – Limit electric motor horsepower on Sunnyslope Lake (majority required) with 225 in favor and 15 against
- Amendment C – Controls on short-term leasing for residents (67% required) with 222 in favor and 19 against.

In that this is an electronic vote, the voting will remain open until a majority on each amendment is achieved.

A report from the speed signs was presented by Bill Hanigan. The March data shows that vehicles continue to violate the speed limit. With over 7,682 vehicle count from March 1 thru March 23rd, there are 852 violations of that 96 were in excess of 25 mph. Additional remedies were discussed.

NEW BUSINESS:

Shawn Smith announced that the Board's use of DropBox will come to an end, and our electronic filing will become part of Google array of services. He explained the estimated timeline and support to Board Members with the change

Shawn, also stated that the Country Club has use in the main dining room at the club for our Annual Meeting of June 15th (Thursday, 7:00 PM).

With the upcoming number of vacancies on the Board, Shawn will lead a transitioning process to offer information, support and documentation to the new team.

NEXT MEETING: April 27th at 6:30 PM at D'Angelo Residence (4004 Hedgewood Drive)

Shawn reached out to Kerry Winer (Guest), thanked him for attending and if he had future questions to reach out to any of the Board Members.

ADJOURNMENT at 7:53 PM:

(Minutes were prepared by William Hanigan, Secretary)