

COUNTRY LAKES HOME OWNERS ASSOCIATION
MEETING OF THE BOARD OF TRUSTEES
NOVEMBER 20, 2023

Meeting of the November 20, 2023, Country Lakes HOA Board was called to order at 7:00 pm (Monday) at 3918 Hedgewood Drive (Kelley Residence) (Change from Hanigan 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 – in person

ACTION TAKEN BY THE BOARD WITHOUT A MEETING SINCE ITS SEPTEMBER 11TH BOARD MEETING:

None

MINUTES FROM OCTOBER 9TH BOARD MEETING: Beth Whitson

Motion to approve the October 9th, 2023 Minutes
Motion to Approve: Kerry Winer
Seconded: Don Kelley
Vote: Motion passed unanimously

TREASURER'S REPORT: Don Kelley/Anthony Embrogno

Resident Status Report.
None received

Forecast: Estimated Balances for EOY 2023 after Income/Expenses/Reserve Contribution.

This does not include the November dues. We look to be in good shape. The current report does not include Weed Pro and snow removal and Salupo. It also does not include what we currently owe in reserves for this year. We will be able to make that reserve payment and everything that remains in bills. We are on track.

Motion to pay and deposit in reserve \$7175 before the close of the 2023 year.

Motion to approve: Don Kelley

Seconded: Kerry Winer

Vote: Motion passed unanimously

EOY Actions Related to 1099s, Tax Filings, other financial requirements.

Anthony produced the 1099s last year at a cost of \$5/form. Copies are sent to the IRS and he gets an email confirmation. Anthony also did the tax return for the HOA last year. There was a late fee as the past president sent it in unsigned. Anthony will make sure that all the information is current – W-9s, etc.

Motion to approve Anthony filing this information again.

Motion to Approve: Don Kelley

Seconded: Kerry Winer
Vote: Motion passed unanimously

Highlights.

There was \$4,000 added interest in the Edward Jones account. Rates for the CDs seem to be holding. That would add to the reserves without us doing anything.

Anthony will change the reports to end at the end of the month.

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

DESIGN REVIEW COMMITTEE REPORT: Vince D'Angelo:

New DRC Resident Applications and their Status:

Adding trees at the corner of home at 3946 Hedgewood to help with sound of highway.

Approved

Restaining of deck the same color at 4041 Hedgewood. Approved

Other:

Flower boxes were discussed. Flower boxes are allowed at homes as precedent has been set. However, residents do need to apply to get permission for this to make sure design fits with the neighborhood and they can be maintained. Vince will be approaching homeowner that did not get through DRC. 3933 Hedgewood window box recommended action.

PROPERTY MANAGER REPORT: Bruce Buller

October 2023 Activity Including Resident(s) Calls:

4060 Watercourse called about a broken shingle on their mailbox.

3930 Hedgewood called about lawn fertilization with rain forecasted. Weed Pro had a new Schedule.

Moscarino did fall cleanup on November 20, 2023.

We are still waiting on Weed Pro for soil sample results. The grub issue will be taken care of in the spring. Reseeding will be done for all lawns that show dead grass areas at no cost to the residents or HOA.

The Christmas lights are to be installed by November 22 so that they can be on after Thanksgiving.

Other:

Bruce is looking at a two-year contract from Pond Control. There will be no increase in cost. The contract is for 2024-2025. We have an extra pump for a fountain in the gatehouse shed as a

back

up. Bill would like the bio information that explains what is being put into the lake and would like Bruce to be told when Pond Control is there.

Motion to approve the contract submitted.

Motion to approve: Vince D'Angelo

Seconded: Don Kelley
Vote: Approved unanimously

We need a new State of Ohio flag that flies at the entrance of Country Lakes. The current One is ripped.

There are three bids for tree trimming. This is for trees in the front flower beds of homes and for the trees in the front entrance. Treemasters, who we had a contract with, has gone out of business. One bid was about three times higher than we have paid in the past. One is about the same. Bruce is waiting for a more accurate bid for the last company.

There was some damage done by the gazebo due to a golf cart. The person did get a hold of Bill and told them about the damage. The resident will pay for the cost of getting it repaired.

Bruce and Vince will talk with Ginny Standen about the information she sent about cutting Bushes and the Weed Pro applications and times they are being done. Then, once they understand what should happen and when, they will talk with Moscarino and Weed Pro about a new schedule.

WELCOMING COMMITTEE REPORT: (Don and Beth)

Don asked how we get information for new residents. We need phone numbers for new people to sign them up for ACH. Don would like to contact folks as soon as he can. Beth can look up the public information in the recorder's office to see when something transfers.

OLD BUSINESS:

None

NEW BUSINESS:

Speed signs have been taken out of the budget as we would no longer continue our subscription.

2024 Budget

Bill sent an updated email about things that were missed in the original budget from Anthony. The Board took the rest of the meeting to discuss the budget. In looking at all the expenses and quotes for different contracts, the Board recommends increasing the monthly HOA fee by \$10.

Motion to increase monthly fee by \$10:

Motion to approve: Don Kelley

Seconded: Kerry Winer

Vote: Passed unanimously

2023 Annual Letter to be sent in January.

Bill asked that the Board look at the annual meeting letters that have been written in the past and write something for our respective offices.

Next meeting date is December 11, 7:00 pm at 3953 Hedgewood Drive (Hanigan residence). The January 8th meeting will be at the D'Angelo residence

Request to adjourn at 8:43 pm
Motion to adjourn: Vince D'Angelo
Seconded: Kerry Winer

Final Minutes Approved 12/11/2023