

COUNTRY LAKES HOME OWNERS ASSOCIATION
MEETING OF THE BOARD OF TRUSTEES
MARCH 20, 2024

Meeting of the March 20, 2024, Country Lakes HOA Board was called to order at 7:02 pm (Wednesday) at 4090 Watercourse Drive (Whitson residence).

BOARD MEMBERS:

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

OTHER REQUESTED ATTENDEES:

Anthony Embrogno – in person
Bruce Buller – in person

ACTION TAKEN BY THE BOARD WITHOUT A MEETING SINCE ITS JANUARY 8 BOARD MEETING:

January 20 – Sale of Speed Signs to the Village of Lodi. We have received positive comments for the sale. We received \$3,700 or 50% of what we paid for it. A Medina Gazette article talked about it being used as a benefit to the Village of Lodi and the Police Chief is very pleased with it.

February 8 – Contract Approval of Titan Arborcare. Tree trimming has been completed.

February 14 – Aqua Doc Depth Study Contract Approved.

The Board will be keeping copies of the Signed Contracts the Master document online in the Google Drive so it is easily accessible to Board Members.

MINUTES FROM JANUARY 8, 2024, BOARD MEETING: Beth Whitson

Motion to approve the January 8, 2024 Minutes
Motion to Approve: Vince D’Angelo
Seconded: Kerry Winer
Vote: Motion passed with all Board Members in attendance voting in the affirmative

TREASURER’S REPORT: Don Kelley (Anthony Embrogno went through this for Don Kelley)

Treasurer’s Update of YTD Income and Expenses/Balance Sheet/Reserve and Checking Accounts
Don is working with Anthony to update the chart of accounts so as to better reflect obligations. Bill will inquire from Don the expected completion. Anthony reports that all dues are current and financially, we are in good shape.

Filing of Taxes

We earned \$9,363.65 in 2023 interest from the CDs, and will owe \$2,779.10 in Federal Tax.

Motion to approve payment of \$2,779.10 (Form 1120-H) in taxes owed. This check and filing should be signed by the Treasurer, but if Treasurer is not available, the President shall.

Motion to Approve: Bill Hanigan

Seconded: Kerry Winer

Vote: Motion passed unanimously

Anthony had filled out some tax forms for the HOA that resulted in him paying out of pocket.

Motion to approve reimbursement to Anthony for \$47.19

Motion to Approve: Vince D'Angelo

Seconded: Kerry Winer

Vote: Motion passed unanimously

Resident Status Report:

All homeowners are up-to-date in monthly dues to the HOA and all yearlys have paid their dues as well. Anthony had to increase the ACH batch transaction amount slightly.

Reserve Fund: Edward Jones update:

Don completed a Wells Fargo \$106,000/4.75% CD w January 22, 2025 Maturity. Bill will discuss with Don the maturing April 16th CD and timely reinvestment.

Bill Approvals:

There are a number of utility bills, monthly contractual payments that needed to be added to the current list of bills to be paid automatically. This is for the purpose of paying such bills in a timely/contractual basis.

These are things such as utilities, administrative costs (such as Quickbooks, Mailchimp, etc.), legal retainer, insurance and vendors with contracts (that are within the scope of that contract).

Motion to approve the adjusted list of current/reoccurring bills from utilities, administrative, Legal, insurances and vendors with C/L contracts (within the scope of contract) and the payment of those bills within the annual budget constraints approved by the Board.

Motion to Approve: Bill Hanigan

Seconded: Vince D'Angelo

Vote: Motion passed unanimously

Other Financial Information:

Weed Pro is now Lawn Squad of Cleveland. They will be receiving payment electronically now. Bruce will talk to them about getting us a new W-9 Cert of Insurance and Worker Comp Cert for the new name.

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:

4033 Watercourse had windows and door replacement in kind approved on 2/11/24
3958 Hedgewood had a tree removal that was significantly overgrown approved on 2/19/24
4053 Watercourse had two trees that they wanted removed. One tree was removed, the second decision is pending as we see health of tree in the spring and summer. Approval for the one tree removal was given on 2/19/24
4115 Watercourse was approved on 3/14/24 for a patio replacement in kind
4030 Watercourse was approved on 3/16/24 for a roof replacement. Colors and materials were approved.

PROPERTY MANAGER REPORT: Bruce Buller

2024 Activity Including Resident(s) Calls:

4020 Hedgewood called about lawn damage. Weed Pro (now Lawn Squad) will be reseeding.

Bruce will be getting Worker's Comp information from the various companies, but that will come from them in the middle of the year as that is when WC renews.

Planning for 2024. This is the last year of our contract with Moscarino. We will be separating lawn care from trimming and mulching within the "Request for Proposals"(RFP). Ginny, Bruce and Vince met and got some recommendations on trimming of bushes. It is suggested that there is only one trimming of the front bed bushes. Mulch needs to go in after trimming and after the Spring rains. Since we do have a contract with Moscarino about two different trimming of bushes, Bruce will see if they can trim the bushes around the lakes instead of a fall resident bush trimming.

Status of Roads and Use of Reserve Funds:

Bill asked Bruce to start looking at areas of broken concrete on our roads. This seems to be Mostly around the drains. The Board believes there are six major areas that need new concrete.

Status of Weed Pro (now Lawn Squad) of adjustment in their contract:

Lawn squad wants us to stay with the six applications. We are looking to see if we can go to five applications, possibly a second application of grub control – particularly for Japanese beetles. Bruce will edit the RFP for Lawn Squad and give that back to Kerry.

Pro Lights:

Pro Lights offered us a 15% discount if we committed currently for reordering with them if we paid upfront. The Board discussed the risk and other issues regarding the services and determined not to do this.

Lights Out:

The Board had some discussion on what to do about post lights that seem to be out at residents. This can happen when residents are out of state for a period of time. There also has been one resident who has had problems with their light post since the end of 2023. More discussion for next meeting.

Other:

Thanks to the help of Bruce, Kerry drafted RFPs for major contractors. Lawn care and trimming of bushes/mulching will now be on a separate contract. Other RFPs that Kerry drew up are for weed control, pond maintenance, tree trimming, snow removal and clearing.

Kerry also had two maps that are now more complete with locations of fire hydrants, storm drains, etc. The Board complemented Kerry for his effort on this major undertaking. The effort should provide greater control over our contracts and detail over scheduling and services.

Bruce will be able to give the contractors a hard copy of the RFPs or he can send it electronically, but it will have to be a PDF. Contractors will have to walk the site with Bruce so they understand our needs.

Crab apple trees around the lakes were sprayed for disease

A contractor's sign was taken out of the yard of a homeowner who was having some work done.

WELCOMING COMMITTEE REPORT: (Don and Beth)

Beth had talked to Michelle. She had met some of the new neighbors. She was waiting until after the election to invite them over for cocktails with the committee and invite them to the Country Lakers dinner at the clubhouse.

OLD BUSINESS:

Master Association Covenants - Status:

The Covenant about leasing out a home still has not passed. The Master Association only got 233 ballots from 466 homes. 206 voted yes for the amendment. The Master Association has requested our help in getting more people to vote on the amendment.

NEW BUSINESS:

2023 Montville Police Annual Report (focus – LST)

Stats for LST (Life Saving Transport) is around \$30-40,000. (January 2024 cost was \$30,552 for 63 calls). Montville Township collaborates with Medina City and Medina Township and the Cleveland Clinic in provide the service and divides the total cost based on percent of usage amongst the three jurisdictions. Due to abuse of the LST Service individuals will be charged if using this service more than ten times a year. Nursing homes are using them to transport patients as doctor visits. If there are real emergencies, transport may not be available.

Next meeting date is April 15, 2024, 7:00 pm at the Winer residence

Request to adjourn at 8:35pm

Motion to adjourn: Vince D'Angelo

Final 4/15/2024