

COUNTRY LAKES HOME OWNERS ASSOCIATION

MEETING OF THE BOARD OF TRUSTEES

DATE: January 30, 2022

MEETING of the January 30, 2022 Country Lakes HOA Board was called to order at 12:20 PM (Sunday at 3953 Hedgewood Drive.

BOARD MEMBERS:

Shawn Smith - Present
Bob Beres – Present via Virtual Remote
Dottie Fox - Present
Bill Hanigan – Present
Vince D’Angelo– Present via Virtual Remote

OTHER REQUESTED ATTENDEES:

Anthony Embrogno – Present via Virtual Remote
Bruce Buller – Present

ACTION TAKEN BY THE BOARD WITHOUT A MEETING SINCE ITS DECEMBER 15TH BOARD MEETING.

There were no formal actions taken by the Board since its December 15th^t Regular Meeting

MINUTES FROM DECEMBER 15TH BOARD MEETINGS:

Motion to Approve the December 15th Minutes:
Motion to Approve Bill Hanigan
Seconded: Vince D’Angelo
Vote: All voted in favor of the motion..

TREASURER’S REPORT

Dottie Fox, Treasurer presented information from four documents, which included the “Treasurer’s Report December 2021’; “Budget vs. Actuals Dec 2021”; “Budget vs. actual January-December 2021” and Balance Sheet for December 2021.

There were no property transfers since our last meeting. Those residents who continue to pay their monthly assessments are now at nine. Of those only one pays monthly with the others paying the entire year.

The Master Association has paid the difference between what it was originally invoiced and the corrected amount. The difference was a result of the new costs related to the new lawn care services.

It was reported that the Expenses for 2021 exceeded revenues by \$37,246.92. Again this was a result of the significant cost increase in landscape services which includes the basic lawn service plus the winter snow removal expenses. We ended the 2021 year with \$469,325.16 in the Reserve Fund.

Weed Pro notified Bruce Buller that they have one open invoice from 2021. After discussion it relates to two spaced services by the contractor in the same amounts with identical description language which was submitted within the same short time period. A clearer description will be requested and an updated invoice requested. There is no dispute over the service being rendered.

Motion to Approve the Treasurer's Report

Motion: Bill Hanigan

Seconded: Shawn Smith

Vote: Unanimously Approved

DESIGN REVIEW REPORT

Vince D'Angelo stated that he had received only one application request. The request was for a front railing, which was approved.

He also mentioned that he has made a change to the DRC Log of applications which would enable the requests to be viewed by date submitted. A question was asked concerning the removal of several pine trees by an owner. Vince believes that the request was approved a number of months ago, but would verify and notify the Board.

PROPERTY MANAGER'S REPORT

Bruce Buller, Property Manager advised the Board that he had received numerous calls/complaints about the first snow removal event. He had contacted several of those residents during the second snowfall removal activity and they seemed pleased with the service. Bruce stated that A. Keener had purchased the large front loader and hired a driver unfamiliar with the equipment. The driver was pushing the snow which required individuals to shovel the area closest to the garage door and the equipment would then push it. The previous contractor dragged the snow to the street then moved it to areas between the mailboxes. There still remained a number of problems, such as on the curves in the road where it is down to one lane. Bruce will be talking with them following the meeting and addressing the open issues.

Tree Masters will be in the development on Monday to perform their winter pruning of trees in the front properties.

A number of front lamp lights have been out after several attempts to have residents change bulbs. In the past residents who fail to provide street illumination after being notified were assessed.

Efforts to review and draft "Scope(s) of Work" for the different contracts were mentioned. The focus was providing the detail of what we want from a contractor rather than becoming involved with how they would conduct their work.

Several property owners called regarding moles in and about their properties. The issue will need to be addressed in the spring when a review of the properties can be made. Meanwhile methods of eradication will be researched.

OLD BUSINESS

Our HOA Board Annual Letter to Homeowners was sent with no response from those receiving it.

There is a standing policy that construction equipment and trailers cannot be left on driveways. The matter was briefly mentioned at the prior meeting, but was thought that the construction trailer was integral to the remodeling within the home. An outreach to the homeowner will be conducted by HOA President to determine status.

Speed signs will be installed in the Spring. The one year warranty starts once the training is conducted, so training will coincide with the install.

NEW BUSINESS

Fiber Networks: Shawn Smith and Bill Hanigan met with Medina Fiber about the installation and service being provided throughout the HOA. We were informed that due to unusual snow levels that they have had to delay actual house connections for thirty days. We also had concerns over the knowledge level of most residents on the subject of streaming of television program services. We were also seeking commitments as to the fiber buried and not interfere with spring mowing or other landscape services. The Master Association is also having discussions as well as possible use of the Club House in providing presentations on service to residents.

Annual Letter from the Master Association contained a call for residents to call the Township Trustees and complain about the condition of the Fox Meadow roads. The Letter was not specific as to the location or type of repair requested and the Township after receiving phone calls from Fox Meadow residents, was uncertain as to how to address the concern. Bill Hanigan will be in contact with the Master Association on the matter.

An Excel report is being generated that tracks all vendor expiration dates of contracts, certificates of insurance and Bureau of Worker Compensation. The purpose is to ensure that all insurance and BWC coverages are current for those conducting work throughout a contract.

The Board's internet use of Drop Box for record storage of meeting and contract information came up for discussion. Alternatives are being explored.

NEXT MEETING: TBD in March at 3987Hedgewood Drive.

ADJOURNMENT at 2:08 PM:

(Minutes were prepared by William Hanigan, Secretary on February 1, 2022))