

COUNTRY LAKES HOME OWNERS ASSOCIATION
MEETING OF THE BOARD OF TRUSTEES
August 14, 2023

Meeting of the August 14, 2023, Country Lakes HOA Board was called to order at 7:00 pm (Monday) at 3918 Hedgewood Drive (Kelley 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 (joined with meeting in progress)

ACTION TAKEN BY THE BOARD WITHOUT A MEETING SINCE ITS JUNE 19TH BOARD MEETING:

None

MINUTES FROM JULY 10TH BOARD MEETING: Beth Whitson

Motion to Approve the July 10 Minutes.
Motion to Approve: Kerry Winer
Seconded: Vince D’Angelo
Vote: The motion passed unanimously.

TREASURER’S REPORT: Don Kelley/Anthony Embrogno

Information provided was produced by Anthony Embrogno, Assistant Treasurer.

Don would like to not have reports of accrual basis, but rather a report for end of month. This gives him time to prepare for meeting and understand where we are month to month. There was more discussion of the reserve study and what needs to go monthly into it.

Don provided an update on Edward Jones’ Certificates of Deposit. There was discussion of our Money Market deposits at Westfield Bank and their low interest which they earn versus an alternative financial instrument. Don will get information on this and present it to the Board. The next CD maturity is 10/06/2023.

Residence status report.

3950 Hedgewood. Owner has died and left home to daughter.
3954 Hedgewood. Property for sale.
4003 Hedgewood. Property sold and has closed. New owner will not move in until December

Motion to approve Treasurer’s Report:

Motion to approve: Vince D’Angelo
Seconded: Kerry Winer

Vote: Motion passed unanimously

DESIGN REVIEW COMMITTEE REPORT: Vince D'Angelo

New DRC Resident Applications and their status:

There were two (2) applications this past month. One for a roof replacement and one for a driveway expansion. Both were approved.

Vince is working on drafting a document that would dispel some confusion residents have about who is responsible for what in their yards (mulch, trees, shrubs). Vince would like an email sent out to members once the final document is approved.

A discussion was held regarding the complaint of a homeowner that in the removal of a dead tree in his front yard, yard lights that were being used to highlight it disappeared. The tree removal was done in June of 2020 by the HOA as part of a general removal of a number of dead trees and at no cost to the homeowner. Under normal circumstances, the homeowner would have been responsible for the removal costs. It was done under the supervision of the HOA's Property Manager who had no recall of the light issue during removal. The homeowner asked that the HOA take part in replacing the tree and lighting. It was determined that if this were the case, the issue should have been brought to the Board's attention at that time. The request was denied.

Vince said that Paula Gilmore has accepted being on the Design Review Committee with him.

The Design Review Committee explanation on the HOA website is going to be changed to be a bit clearer and will now include an updated link to the form needed.

PROPERTY MANAGER REPORT: Bruce Buller (Read by Bill Hanigan)

Moscarino has not finished trimming shrubbery. Shrubs are to have a heavier trim on bushes this fall. Moscarino is still under contract for another year. The Board will look into perhaps separating out contracts for lawn care and another for mulch and trimming.

Japanese beetle infestation. Bruce will look into what trees seem to be affected by the beetles and let the Board know. These may be trees that will no longer be approved plantings to help keep the beetles from coming into the neighborhood.

The pest control/fertilization contract needs to be looked at to see what grubs are being treated with the applications. If Japanese beetles are not one of them, we need to see if that can be added. The contractor believes that the timing of the grub application may also help with insect control. This will be looked into.

Christmas lighting around the gazebo was also discussed. The Board has decided to forgo lighting the Gazebo this year to save some money since less than half the residents of Country Lakes actually see it and there have not been any activities which would showcase it during that time of the year. Front entrance and guard station will still be lit. Bruce received two quotes, one for the existing lighting plan and one with the gazebo removed.

Motion to not light the Gazebo this year:

Motion to approve: Don Kelley
Seconded: Kerry Winer
Vote: Motion passed unanimously

There are trees on the HOA property/common areas, mainly around Sunset Lake, that need to have low limbs and dead branches (safety issue) on the bottom of the trees cut down. Bruce would like to receive approval to get a truck with a mulcher to come so that can be done. He believes three hours would suffice. The money saved from not lighting the Gazebo this year should pay for this unbudgeted item.

Motion to have the bottom branches of the trees around the lake trimmed:
Motion to approve: Vince D'Angelo
Seconded: Don Kelley
Vote: Motion passed unanimously

We are still waiting on the ash tree injections.

Homeowners opting out of services provided by the HOA and their requirement to maintain Their property is something we need to discuss going forward.

Salupo bill is being held until explained in better detail.

Also discussed was some of the cement on the roads that are starting to crumble and break. This was not budgeted for in 2023. This is something that the Board will review.

Bruce will breakout costs related to charging the Masters Association for services that our Lawn care providers perform for us under a joint agreement. The reimbursement provides Maintenance for sections of property which are owned by the Master Association but isolated between Country Lakes and the Club properties.

Kerry passed out a standard template for bids or buying things for the HOA and will also look at what we have used in the past to try to standardize these for every contract bid/proposal. He asked that all Board members look at what he gave us and give him any ideas on what should or should not be on there. He will bring a sample to the next meeting.

OLD BUSINESS:

With the formation of a Welcoming Committee, Don felt that it is important to have a brief list of things in a welcoming folder that people may miss if they don't read the Covenants. Don asked the Board if anything else should be added.

The Beautification Committee has not been active in a number of years. Bill suggested that we do away with that committee.

Motion to do away with the beautification committee.
Motion to approve: Don Kelley
Seconded: Kerry Winer
Vote: Motion passed unanimously

Bill and Don are putting together a list of the current presidents in HOAs in Montville Twp. to get an idea of what HOAs in our area are charging their members and what services they receive.

Covenant update – Bill will talk to Don about this.

NEW BUSINESS:

There were a couple homeowner messages via our Country Lakes HOA website. One was about Japanese beetles and has been discussed by the Board with what to do concerning next year. Secondly, it seems that people are walking on the golf paths, some with dogs. Don will bring up the subject to the Board of Advisors at the Country Club.

Bill and Anthony will be going through their various folders on Google Suite and will merge them so that they will be all together and so that Board members have better access to them.

Next meeting date is on September 11, 2023, 7:00 pm at 4090 Watercourse Drive, Whitson residence.

Meeting Adjourned at 9:05 pm

Approved September 11, 2023