

COUNTRY LAKES HOME OWNERS ASSOCIATION
MEETING OF THE BOARD OF TRUSTEES
JANUARY 8, 2024

Meeting of the January 8, 2024, Country Lakes HOA Board was called to order at 7:00 pm (Monday) at 4004 Hedgewood Drive (D'Angelo 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 – joined while meeting was in progress
Bruce Buller – absent

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

None

MINUTES FROM DECEMBER 11, 2023, BOARD MEETING: Beth Whitson

Motion to approve the December 11, 2023 Minutes
Motion to Approve: Kerry Winer
Seconded: Don Kelley
Vote: Motion passed unanimously

TREASURER'S REPORT: Don Kelley/Anthony Embrogno

Resident Status Report:

All delinquencies are up-to-date. Master's Association gets notice before people move in. We do not get this information as it is assumed the Master's Association will give the information to the

various subdivisions. The Welcoming Committee (Don Kelley) will now get this information from the Master's Association and will give the information and ACH form to Anthony.

Reserve Fund: Edward Jones update: (Don Kelley)

Our reserves are now near \$470,000. Don will ask Edward Jones why they don't have a rate as high as other financial institutions for CDs. Discussion about staying with Edward Jones for a CD that is due to expire. Do we go with another company or stay with Edward Jones? The Board decided to stay with Edward Jones for now. Don will let us know what they say about rates.

EOY 2023 Financial Preliminary Closing:

When the year end report was made, there were no loans from the Reserve Fund to Operating fund. All funds that were outstanding had been paid in full. Our accounting system is not on an accrual basis, but cash basis.

Other Financial Information:

Insurance isn't due until May. Don will get information on this.

Don would like some Miscellaneous Accounts listed separately. Anything over \$500 or \$1,000 should be listed separately. Right now, the journal entry "Lawn Maintenance" also includes snowplowing. Snowplowing should be a separate journal entry. The journal entries "Lakes" and "Ponds" should be put together into one entry. There were some budgeted amounts that were Over or under budget by more than they should be. Don will go back over the budget and see what he can reconcile. He feels we need to identify things a little better. Anything over or under by 3% deserves some scrutiny.

We have had a bit of an issue with some contractors not showing us their Worker's Compensation paperwork. We need to have that going forward with contractors.

Anthony asked that the Board be quicker with approvals so that he can pay bills on time.

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:

None

Vince reported that the homeowner with flower boxes that were added without DRC approval was sent a letter telling them they would not need to tear them down, but what they have to do with care and appearance.

PROPERTY MANAGER REPORT: Bruce Buller (Vince D'Angelo went though report for Bruce)

November 2023 Activity Including Resident(s) Calls:

4023 Hedgewood asked about lights on the Gazebo

4096 Watercourse called to ask to use tables from the Gazebo

4073 Watercourse called about walkway clearing during snow. This was done in the afternoon.

This was done by Jackson Hunter, December 19, snow removal for walkways was resolved by 5:00 pm.

Status/findings from meeting with DRC Chair and resident gardener:

Vince reported that the meeting between Bruce and our resident gardener, Ginny Stanton, went well. They went through contracts and what Ginny believes what needs to happen when and why. It looks as though we need one less application for the lawns. This will save some money. Shrub trimming should not happen in the fall and winter. In the Spring, there should be a trimming, then edging, then mulching. This way we don't make more of a mess.

September should be the last trimming of bushes. Grub control and trimming will now be identified IN the contracts instead of this being up to the contractor. We need different times for applications and end of season trimming.

Bruce will discuss with Weed Pro these new time schedules. Vince said it was a very good

meeting. He would like some recognition to Ginny Standen for her help.

Report on performance/issues of contractors in 2023 and recommendations for 2024

Pro Lights needed to be checked over and over. Their communication was not great. Lights Were taken down after New Years' Day.

Tree trimming – discussion is continuing with the Board. Trimming vs. pruning. Language on contract needs to be improved and will be addressed through Bruce upon his return at which time if the contractor approves the language, the changed language will be emailed to Board Members for an electronic vote. This is an ACTION ITEM.

Other:

RFPs – Kerry showed maps that will be given to contractors so they know what the neighborhood looks like. He also had a site map so that we and future Boards will know where things are in the neighborhood such as utilities, disconnects, power outlets, Gazebo, sewer drains, Guard shack, etc.

The police chief in Montville Township will look into speed signs. He asked Bill about information such as what it costs for any maintenance, reports, etc.

WELCOMING COMMITTEE REPORT: (Don and Beth)

There were three families invited to the Kelley residence for a get together with the Welcoming Committee. Two out of the three came and everyone seemed to have a good time. Don got the new homeowners to pay their dues by the close of the year. All homeowners are up-to-date on HOA fees.

OLD BUSINESS:

Interest earned on interest in CDs:

We could hire an accountant to try to get some of our tax liability down (21% tax on interest earned on the CDs), however, the fee to do that would be more than what the tax is.

Lit Fiber Easement Document

There will be no subdivision HOA contracts. The Master Association already signed this and that is all that is needed. The Master Association has oversight.

NEW BUSINESS:

Facebook

This is a neighborhood site, the Board does not oversee this. Nothing needs to be done.

Next meeting date is March 11, 2024, 7:00 pm at 4090 Watercourse Drive (Whitson residence). The Board does not normally meet in February.

Other meeting dates:

April 8 (Kelley residence)

May 13 (Winer residence)

June 10 (Hanigan residence)

Annual Meeting date is June 20. Don will ask to hold a room for us that day at the Clubhouse.

Request to adjourn at 8:12pm

Motion to adjourn: Vince D'Angelo
Final and approved 3/20/2024