

COUNTRY LAKES HOME OWNERS ASSOCIATION

MEETING OF THE BOARD OF TRUSTEES

DATE: October 24, 2022

MEETING of the October 24, 2022 Country Lakes HOA Board was called to order at 6:28 PM (Monday) at 4033 Watercourse Drive.

BOARD MEMBERS:

Shawn Smith – In Person
Bob Beres – In Person
Roger Carron – In Person
Bill Hanigan – In Person
Vince D’Angelo– In Person

OTHER REQUESTED ATTENDEES:

Anthony Embrogno – In Person
Bruce Buller – In Person

ACTION TAKEN BY THE BOARD WITHOUT A MEETING SINCE ITS SEPTEMBER 22ND BOARD MEETING.

No Action was taken by the Board.

MINUTES FROM SEPTEMBER 22ND BOARD MEETINGS:

Motion to Approve the September 22nd Minutes:
Motion to Approve: Shawn Smith
Seconded: Bob Beres
Vote: The motion passed

TREASURER’S REPORT

Roger Carron, Treasurer provided a brief update on the status of the accounts and the amount in the Reserve. A discussion ensued about modifications of the Actual to Budget Report. The property at 3992 Hedgewood closed and another at 4088 Hedgewood was in process.

Four hundred thousand of the Reserves were divided into four one hundred thousand CD’s with staggering maturity. The change in investment was to move away from low interest investments to 3.4% (3 month) to 4.01% (1 year) CD’s. The change will provide a significant increase in these interest bearing investments.

Motion to Approve the Treasurer’s Report

Motion to Approve: Bob Beres
Seconded: Shawn Smith
Vote: The motion passed

DESIGN REVIEW REPORT

Vince D’Angelo, DRC stated that he had not received any design application since our last meeting.

He mentioned that a homeowner wanted to convert an existing gas lamp in the front of their property with a solar LED lamp. The illumination appears to be adequate but the solar cell in the winter months may present a challenge in remaining on for the duration of the night time hours. The effort is being monitored with the understanding that the light needs to remain illuminated throughout the night.

Vince also asked in form of a reminder if Shawn would forward the rules governing the flower boxes to all homeowners.

PROPERTY MANAGER'S REPORT

Bruce Buller, Property Manager in his homeowner contact presentation:

- A dead goose was reported as decapitated by a homeowner and asked as to how to dispose of the dead carcass. A neighbor assisted in its disposal.
- A hole was found in a homeowner's yard, which appeared to line up with the fiber company's cable boxes. The homeowner was asked to call Medina Fiber
- A back yard tree was in need of a trim. The maintenance of such is that of the homeowner, who was advised to call Tree Master for a quote.
- The lawn in the back of a homeowner's property had not been mowed. This was a result of a period of rainy days and where the contractor had mowed only the front yards. The back yard mowing was scheduled for the following day.
- A homeowner called and left a message as to the contractor's weed whacker had damaged their deck. The damage was two feet above the ground and did not appear to be caused by the contractor. A message was left but a return call had not been received.
- A property that had not been maintained had been reported. Upon examination Bruce saw mature weeds everywhere and the property was not being maintained. Shawn will contact the homeowner and determine when and how the issue would be corrected.

Other issues:

- Bruce stated that he is waiting for Weed Pro's soil sample results, and that they, Weed Pro would be providing a fall feeding on November 28th.
 - Several homeowners had requested that Weed Pro refrain from providing fertilizing service(s) to their property. Shawn advised Bruce to accommodate such requests and that the homeowner must place a sign on their property on the date of the scheduled application as well as providing Weed Pro their addresses.
- Moscarino has completed the fall trimming. He further stated that the tall grass was still to be cut and removed. This has been a separate agreement, but was asked that in the future to make it part of the contractor handling the mowing and trimming.
- The Snow Removal services have been agreed. Jackson Hunter Landscape, LLC will be doing this year's plowing and salting. Although the Proposal had been signed by both

parties, Bruce was asked to have Jackson Hunter Landscape to draft the agreement into a contract for signature purposes.

OLD BUSINESS: None Presented

NEW BUSINESS: 2023 Budget Discussions

Bruce Buller provided a comprehensive 2022 to 2023 Budget comparison. The Board openly discussed the expenses in relation to the projected income. Several line items under categories had not been included, such as street sewer vault repairs and concrete road work. The financial category structure was being discussed at the time and not actual planned expenditures for the year. The Board will revisit the subject with updates added and presented via the Treasurer, which will include all other Administrative expenses.

Shawn Smith stated that the Board's use of our DropBox was proving difficult. He suggested that the contents be moved to a Google Drive. The effort would be planned for this winter.

NEXT MEETING: Date: November 22nd / Location: 3938 Hedgewood Drive

ADJOURNMENT at 8:15 PM:

(Minutes were prepared by William Hanigan, Secretary)