

COUNTRY LAKES HOME OWNERS ASSOCIATION

MEETING OF THE BOARD OF TRUSTEES

DATE: April 27, 2023

MEETING of the April 27, 2023 Country Lakes HOA Board was called to order at 6:29 PM (Thursday) at 4004 Hedgewood Drive.

BOARD MEMBERS:

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

OTHER REQUESTED ATTENDEES:

Anthony Embrogno – In Person
Bruce Buller – In Person
Kerry Winer – Invited Guest

ACTION TAKEN BY THE BOARD WITHOUT A MEETING SINCE ITS MARCH 31ST BOARD MEETING.

No Board Action was taken since the previous Board Meeting of March 31, 2023.

MINUTES FROM MARCH 31 BOARD MEETINGS:

Motion to Approve the March 31st Minutes:
Motion to Approve: Bob Beres
Seconded: Vince D’Angelo
Vote: The motion passed with unanimous Board Member vote.

TREASURER’S REPORT

In the absence of a Treasurer, Shawn Smith presented the Treasurer Report. The information provided was produced by Anthony Embrogno, Assistant Treasurer.

There was little to report outside the normal payment of bills and collection of dues/assessments. The most recent interest received from Edward Jones had not yet been posted. The interest received was noted when an expiring CD was reinvested. A format correction was noted where previous Year-to-date details had been summarized in the latest report. A new Budget vs Actuals will be generated and forwarded to Board Members.

There were no delinquencies in the payment of dues, though Anthony did report that a homeowner had shifted their payment from a checking account to a savings account without providing sufficient detail. The matter was quickly corrected.

Further discussion was presented regarding the ongoing effort to find a Board Treasurer.

Motion to Approve the Treasurer’s Report
Motion to Approve: Bob Beres
Seconded: Shawn Smith
Vote: The motion passed unanimously

DESIGN REVIEW REPORT

Vince D'Angelo stated that the DRC has approved three applications. The work includes a front window and rear patio door to be replaced in kind; a rear deck and stair replacement which would be the same as current; and a flower box replacement. The latter must be maintained and the homeowner was informed.

There will be a call for a couple of volunteers to assist Vince at the upcoming Annual Meeting. The volunteers do not need to be members of the Board, but just homeowners in the upkeep and appearance of the development.

PROPERTY MANAGER'S REPORT

Bruce Buller, Property Manager reported on contacts from homeowners:

- Notification of fertilization as weather delayed the posted day and work had not been completed and the vendor had to return the following day to complete
- Homeowner wanted information on paint used on the mailboxes – information was provided. Another mailbox had a broken shingle – will be repaired
- Question concerning the repair of the lamp post and whether the homeowner or HOA assumes the responsibility. Homeowner was informed that it is the homeowner
- Sewer drain repair. Bruce is obtaining quotes
- Four issues dealing with the possible damage to sprinkler lines and lamp post wiring following the edging of properties. Matter is being investigated, and in the matter related to the wiring of the lamp post whether such wiring is at the required six inches below the surface.
- A homeowner requested information about the required backflow sprinkler system test. Bruce referred them to the posted HOA Newsletter for further information and contact.
- Homeowner requested information as to a handyman or service that could assist in repairing their lamp post. Vendor information was provided

Update on the status of contractors:

- Front bed edging was completed with note about possible wiring and sprinkler problems
- Mulching should be completed by end of May
- Even with the high grass the first cut appears to have proceeded well.
- WeedPro completed their first fertilization and weed control application
- Replacement shrubs should be completed within the week
- Pond Control has the fountains installed for the season. Our bio-treatment of the ponds will begin after the weather warms more than it has. A summary report on the depth study of the ponds will need to be redone. The report was created using the actual study information from current and previous studies and had one reports of the ponds in a study reversed. Bill will get with Bruce and have the report corrected.
- Bruce will obtain a cost to replace one of the timers at the pond.

- Other: several mailboxes need to be painted; speed signs need to be moved, and the gazebo will be power
- washed and is scheduled.

Bruce informed the Board that he is currently working of obtaining quotes for work on the front walls and on road repairs.

OLD BUSINESS:

Our Board was informed by the Master Association that two of the three amendments to the Master Association have passed. The limit on speeds on the lake passed, as did the solar issue. What remains is a required two-thirds vote on the matter dealing with leasing.

A general discussion of matters related to the transition of the Board after the Annual meeting were presented.

The Board moved to cease using DropBox as its filing software and migrate all materials to Google's Drive.

Motion to cease use of DropBox as the Board's data filing service, effective April 27, 2023.

Motion By: Vince D'angelo

Seconded By: Bill Hanigan

Vote: Unanimous in favor of the motion

Shawn Smith indicated that presentation at our June Annual HOA Meeting will follow the traditional format with assignments being the same as previous years.

NEW BUSINESS: No new business was presented

NEXT MEETING: May 22nd at 6:30 PM at Smith Residence (4033 Watercourse Drive)

ADJOURNMENT at 7:31 PM:

(Minutes were prepared by William Hanigan, Secretary)