

COUNTRY LAKES HOME OWNERS ASSOCIATION

MEETING OF THE BOARD OF TRUSTEES

DATE: MAY 23, 2022

MEETING of the May 23, 2022 Country Lakes HOA Board was called to order at 6:30 PM (Monday) at 3953 Hedgewood Drive.

BOARD MEMBERS:

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

OTHER REQUESTED ATTENDEES:

Anthony Embrogno – In Person  
Bruce Buller – In Person

EXECUTIVE SESSION: HOMEOWNER APPEAL – (6:30 – 7:05)

ACTION TAKEN BY THE BOARD WITHOUT A MEETING SINCE ITS APRIL 25TH BOARD MEETING.

On May 11, 2022 Shawn Smith submitted a motion electronically to Board Members to purchase an Ohio Flag for our Entrance Pole in the amount of \$34.95. All Board Members responded in favor of the Motion, which passed.

MINUTES FROM APRIL 25TH BOARD MEETINGS:

Motion to Approve the April 25th Minutes:  
Motion to Approve: Bob Beres  
Seconded: Dottie Fox  
Vote: All voted in favor of the motion..

TREASURER’S REPORT

Dottie Fox, Treasurer provided an update on the status of our accounts. The April 30<sup>th</sup> Report showed our Reserve Funds at Westfield Bank and Edward Jones and with our checking at Westfield. Total funds for the month end were \$518,075.25.

Dottie stated that there were no property transfers for the month of April, and we had no delinquencies. The Treasurer’s Report also showed that 113 homeowners were paying their assessments via ACH.

The information from the Budget vs. Actual for both the YTD and April were provided, as was the Balance Sheet. A request was made to modify the Budget to Actual YTD to include an additional column which would show the outstanding contract obligations remaining for the year. The matter would be reviewed for our next meeting.

Motion: Move to approve the Treasurer's Report

Motion By: Vince D'Angelo

Seconded By: Bill Hanigan

Vote: All Board Members voted in the affirmative

## DESIGN REVIEW REPORT

Vince D'Angelo informed the Board that he had received six Design Review Applications since April 25th. They included:

- 3984 Hedgewood: Drive Replacement
- 4023 Hedgewood: Replacing sliding glass doors
- 3953 Hedgewood: Landscaping and retaining wall
- 39295 Hedgewood: Tree planting
- 4015 Hedgewood: Front Railing (ADA complaint)
- 4000 Hedgewood: Side and rear landscaping

After review of each application, all were approved.

Vince asked the Board for guidance on a list of what appears to be acceptable replacements. He noted that was guide from a previous Design Review Committee. The list appears to coincide with what had been previously approved, and refrained from fruit bearing, extremely tall or problematic trees. He was given clearance to use it as a guide.

Vince also requested reimbursement for printer/copier ink, which is a normal office expense.

## PROPERTY MANAGER'S REPORT

Bruce Buller, Property Manager presented some of the communications that he has had with homeowners. These include:

- Replacement of dead shrub in homeowner's front bed. The homeowner was advised that such shrubs are the homeowner expense.
- Homeowner called about advance notification of fertilization applications. Weather conditions kept changing application date, but a sign was posted that morning.
- Homeowner discussed the mowing of a common area beyond the back of the property and received an explanation that met the homeowner's concern
- Homeowner complained about the location of the speed sign.
- Question about dead grass and the need to reseed the area
- A request was made to remove tree(s) in the common area which blocked their view of the ponds. The matter was referred to the Board. These are long standing trees which were planted by the developer on the common area for aesthetic purposes for all the homeowners. The trees, and there are a number of them, are being maintained and will not be removed.
- Mulching and trimming have been delayed and inquires made from homeowners.
- A pond fountain was listing, and it was corrected.
- Homeowner's front railing was damaged by snow blower. A. Keener was notified.

Bruce provided a tentative schedule of landscaping activities – weather permitting. He also brought up the matter of how the pond treatments were improving the depth study, and wanted to know how the Board wanted to document it, so that the Reserve Study could be adjusted. It was determined that a document should be prepared by the contractor who did the study, as to its findings and its impact on any possible future dredging of the ponds. Meanwhile, Bill Hanigan will reach out to Community Reserve Specialists.

Bill Hanigan informed the Board that he had reached out to all those listed on Bruce's monthly report of front pole lights not working and had received four responses from the homeowners and their taking action to correct the issue.

Bruce will work with Shawn to identify the services and timelines of said services which he oversees throughout the year.

#### OLD BUSINESS

**SPEED SIGNS:** Shawn provided an overview of the install and available reporting that the equipment provides. A couple of samples of said reports were passed around.

**RESERVE FUNDING:** Bill Hanigan contacted Kaman and Cusimano to discuss the impact of inflationary costs, budget and the potential impact on Reserve Funding. K&C provided some guidance and recognized that in the current economic environment that all HOA's would be struggling with the issue and keeping their budgets and assessments under control.

**SPEED BUMPS:** Bob Beres asked the Board the status of the speed bumps. The members indicated that the Board was open to offers.

#### NEW BUSINESS

**ANNUAL MEETING:** Shawn provided an overview of expectations and assignment for the upcoming Annual Meeting on June 23<sup>rd</sup>. Two Members of the Board were up for Re-Election. A Pre-Meeting to discuss final details will be held June 13<sup>th</sup> at 4033 Watercourse at 1:00 PM

#### NEXT MEETING:

June 13<sup>th</sup> (Monday) at 1:00 PM at 4033 Watercourse - Pre-Meeting prior to our Annual Meeting

June 23<sup>rd</sup> (Thursday) Country Lakes HOA Annual Meeting at the Club

Next Regular Meeting of the Board - TBD

#### ADJOURNMENT at 8:38 PM:

*(Minutes were prepared by William Hanigan, Secretary)*