

COUNTRY LAKES HOME OWNERS ASSOCIATION
MEETING OF THE BOARD OF TRUSTEES
October 9, 2023

Meeting of the October 9, 2023, Country Lakes HOA Board was called to order at 7:01 pm (Monday) at 3945 Hedgewood Drive (Winer 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

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

None

MINUTES FROM SEPTEMBER 11TH BOARD MEETING: Beth Whitson

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

TREASURER'S REPORT: Don Kelley/Anthony Embrogno

Highlights:

This month we are in the positive and on a good path to meet our budgeted numbers for the year. We should also have enough to pay back the reserves that were not paid back last year.

Two landscaping bills were paid this month. It just happened to fall at the beginning and end of the month.

Anthony will make all reports end at the close of the month to make it easier to cross reference the numbers.

Don will provide information to Anthony about the actual interest coming in from the CDs on a continuing basis.

Quickbooks subscription needs to be renewed. Don would like to be able to get into Quickbooks.

Motion to pay Titan Arbor Core for tree trimming around Sunset Lake

Motion to approve payment: Vince D'Angelo
2nd – Kerry Winer
Vote: Motion passed unanimously

Don is talking with someone at the HOA at The Crossings in Brunswick. The development has 128 units. It is an exploratory effort to determine if by pairing together, both HOAs could benefit from joint contracts with contractors

Reserve Fund.

Certificate of Deposit update: A CD was just rolled over for \$104,000 at 5.45% for one year. The next one should be coming up on January 10.

Resident Status Report.

3954 Hedgewood (Cox home) transferred. Final price was \$545,000.

3950 Hedgewood (Andrews home) is being transferred to the children. This should happen in December.

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:

This month's applications were for landscaping. As of right now, Vince has not needed Paula Gilmore's help.

There were four different applications. One was for a rear yard tree replacement, in kind. Another was for a rear yard tree and shrub replacement in kind. A third was for a safety railing installation and precedent was already set for that. Lastly, a resident was putting in front wall lights. Fixtures appearance was approved.

DRC Application Form Update:

Vince thanked Bill for working with him on clarifying the forms on the website for the DRC Application. The forms are working well now.

PROPERTY MANAGER REPORT: Bruce Buller

September 2023 Activity Including Resident(s) Calls

Discussion about various issues such as grass being blown onto siding, broken shingle on a mailbox, wiring to a yard light, etc. Others with a longer discussion are below.

Ginny Standen gave us some information on the Japanese Beetle/Grub life cycle. Bruce will be taking that information and talking to Weed Pro about the times that certain applications need to be applied, how do they identify grub problems, who gets reseeded, etc. Reseeding should start next week.

Speed Light Sign. The sign seems to be turning and will need to have a wedge placed in it to stop that from happening. However, we will not fix it until we take a poll of the residents about the signs.

We are waiting for the proposal from Pond Control for the next year(s).

Winter trimming of the shrubs started on 10/8/2023. Bruce was not notified that this was

happening. Bill stated that we need advance notice of such services so that residents can be notified.

The company who does the snow plowing will install hydrant flags in November. The Christmas lights will be installed the week of November 12.

There was some discussion about several blanket emails that were not received by residents who had previously unsubscribed from Mailchimp. Bill will contact those homeowners to find out why they unsubscribed. We need everyone's email as that is how we are able to communicate with residents quickly.

Special Project: Request for Proposal (RFP) Template (Kerry Winer)

Bill and Kerry went through templates. We now have one for landscaping and one for trimming and mulching. We will use these templates for other contractors as well. Kerry asked for a better map of our development so that we can advise potential contractors where the different areas of service are located.

Kerry also asked for a map for any specific areas of special need. The templates will also have specific dates. For example, bushes need to be trimmed by x date. Kerry did an outstanding job making sure the templates show specifics. He asks that we look at the "Scope of Work" section to make sure it has everything we need.

There was some discussion of homeowners opting out of services provided by the HOA. This will be discussed more thoroughly next month.

WELCOMING COMMITTEE REPORT: (Don and Beth)

Don met with the Master Association. Cindy Jones is the person who did this in the past and will get Don the information of folks who never got any sort of Welcoming Basket in the past. The Master Association will also pay for welcoming baskets.

OLD BUSINESS:

None

NEW BUSINESS:

2024 Budget Preliminary. Board took a look at what Bill had put together using numbers from 2023 and also numbers Bruce had from bills/contracts he had from 2023. The Board was asked to look at these numbers and fill in what may not be on Bill's preliminary budget. Don thanked Bill for this as he thought he would have to draw that up and it saves him a lot of time. If we can go over this in the next month or so, a separate meeting will not have to happen.

Bill will send out an announcement that the November 7 election is coming up. Early voting starts October 11, 2023. There is a local school issue – for a bond and a tax levy that will have an impact on our residents.

Bill and Don attended the annual meeting for the Master's Association. There were Approximately 25 people in attendance. The biggest highlight is that the reserves for the Master Association are fully funded.

Our lawyers for the HOA were contacted about our liability for any pedestrians that may be hit by speeding vehicles on our streets. There is always a risk with OR without the speed signs. We need to mention that risk to the residents..

Bill asked us to go to the web page and look at the Resident Directory. It is out of date. Please let Bill know of people that may have moved in or out so that he can update that.

Next meeting date is on November 13, 2023, 7:00 pm at 3953 Hedgewood Drive (Hanigan residence).

Request to adjourn Vince D'Angelo, 8:32 pm

Approved Minutes 11/20/2023