

Country Lakes Homeowners' Association
Trustee Meeting
July 14, 2025

1. Call Meeting to Order:

Meeting of the July 14, 2025, Country Lakes HOA Board was called to order by President Bill Hanigan at 7:00 PM, Monday, at 3945 Hedgewood Drive (Winer residence)

Board Members:

Bill Hanigan – in person

Kerry Winer – in person

Vince D'Angelo – in person

Jim Veglia – in person

Don Kelley – in person

Other requested attendees:

Anthony Embrogno – in person

Bruce Buller - in person

2. Actions Taken by the Board Without a Meeting Since June 9, 2025: None

3. Approval and Review of Minutes: Jim Veglia

Motion to Approve the June 9, 2025, Board Minutes, 2nd draft as revised:

Motion to approve: Vince D'Angelo

Seconded: Don Kelley

Vote: Motion passed unanimously

4. Organization

Board members discussed and voted on officer/trustee positions for the coming year (July 2025 through June 2026). A motion was moved by Kerry Winer and seconded by Vince D'Angelo. The vote was unanimous with the following results:

President: Bill Hanigan

Vice President: Kerry Winer

Treasurer: Don Kelley

Secretary: Jim Veglia

DRC Chair: Vince D'Angelo

5. Financial Report: Don Kelley

a. Treasurer's Report:

i. Financial Update:

As of 6/30/2025 the Balance Sheet showed a balance of \$523,796.01 with \$474,637.68 in Reserve. Approximately \$9,600 in interest is anticipated between now and the end of 2025. It was also reported that the expected CD interest will cover the required Reserve contribution.

ii. Edward Jones Reserve Fund Report:

As of 6/30/2025 the current (Quarterly) rotation of CDs with a 12-month maturity:

Maturity Date	Maturity Value	Rate of Return
7/17/2025	\$108,000	5.00%
10/17/2025	\$109,872	5.00%
1/29/2026	\$110,907	4.19%
4/30/2026	\$121,849	4.00%

A motion was made to renew the CD maturing on 7/17/2025 with Edward Jones:

Motion to approve: Vince D'Angelo

Seconded: Kerry Winer

Vote: Motion passed unanimously

Motion to approve Treasurer's Report:

Motion to approve: Kerry Winer

Seconded: Vince D'Angelo

Vote: Motion passed unanimously

6. Design Review Committee Report: Vince D'Angelo

a. New DRC Resident Applications and their Status:

Address	Improvement	Status
3976 Hedgewood	Ornamental Tree Removal	Approved 6/9/25
4098 Watercourse	Rear Yard Tree Removal (2)	Approved 6/14/25
3937 Hedgewood	Paint Garage and Front Door	Approved 6/16/25
4024 Hedgewood	Front Window Replacement (2)	Approved 6-22-25
3934 Hedgewood	Roof Replacement	Approved 6-25-25
3975 Hedgewood	Painting Deck	Approved 7/10/25

b. Other:

- i. The DRC chair provided a follow up answer to a question tabled from the 6/9/2025 meeting; that is, “If a homeowner wants to remove a tree, even if not diseased, can they do so?”. In response to this question, the DRC chair stated that our precedence is clear and that tree removal is only permitted if the tree is diseased, posing potential damage due to being overgrown to the point trimming is impractical, or having roots that could damage foundations or drive/sidewalks. It was noted that this tree removal policy has been consistently applied in the past

7. Property Manager Report: (Bruce Buller)

a. Property Manager’s Report

i. Activities

- 3980H (Hayen) Called about repairs to their mailbox. I informed him that their mailbox will be replaced next year.
- 4047W (Zadd) Email about mess left by landscaper after edging, broken sprinkler and cut electric line. Before I returned their call mess had been cleaned sprinkler head had been replaced. When I made contact with them, I explained that the electric wire was not buried 6 inches and it was their responsibility to repair.
- 3941H (Endress) Email with concern about a tree in rear of home (on HOA property) with dead branches and a limb that very close to their deck. The homeowner stated that would pay to have limb removed. I asked her to wait until after the trustee meeting on 14th.
- 4060W (Hoffman) Email about landscaper crew pulling flowers from mulch beds (crew thought they were weeds) she has asked how can this be prevented in the future. I have forwarded to Eckliff for resolution and will discuss with Linda.
- 3918H (Kelley) call that he got wet going to Friday Night Flamingo. Called Salapo who came out to reset the timer which shorted out from storm.
- 4034 & 4036W (Gillen & DiTommaso) sent email about condition of shrubs & trees by inner lakes behind their homes. Sent reply with copy to Bill.

ii. Contractors

- Lawn Squad
 - a. Waiting for answers for 2 homeowners on issues on bushes and tree.
 - b. Within the next 2 weeks 3rd application of weed & feed and 2nd application ground insect control will be applied.
- Eckliff Group
 - a. Mulching will be complete by end of week (7/19/2025).

- Salupo
 - a. Necessary to call for a leak in the system (located behind the gazebo).

iii. Other

- Pond Control
 - a. Waiting for repair costs on fountain and age of same.
- Trees

Received bids for 2 scopes of work:

- a. Removal of tree & stump at 4119H
Received two quotes from Titan Arbor and Eckliff, with Titan providing the lower bid.
This scope had been approved and awarded to Titan Arbor prior to this meeting.
- b. Removal of fallen willow tree, storm damage tree and replacement of 3 trees
Received two quotes from Titan Arbor and Eckliff, with Titan providing the lower bid. The board discussed this, and a motion was made to approve \$2,300 for removal of trees only, with the replacement trees to be considered in 2026.

Motion to approve: Don Kelley

Seconded: Jim Veglia

Vote: Motion passed unanimously

- c. Received bids for removing dead limbs and shaping trees around inner lakes.
Received two quotes from Titan Arbor and Eckliff, with Eckliff providing the lower bid.
No action was taken by the board on this item.

- Shrubs
 - a. Received one quote to perform a deep trim of shrubs around the inner lakes.
Received a quote from Titan Arbor.
No action was taken by the board on this item.
 - b. The board discussed the frequency of trimming shrubs around homes. A motion was made to approve 2 shrub trimmings in 2026. Bed edging is to be done at the same time as the first shrub trimming and mulch is to be laid no later than Memorial Day. **Bruce Buller** will consult on the timing of said action, then obtain a quote for the additional trimming and the movement of the date for the first trim.

Motion to approve: Don Kelley

Seconded: Kerry Winer

Vote: Motion passed unanimously

- Roads

- c. Repairs are needed at 5 locations:

- i. 2 at entrance (small)
 - ii. 2 along roadway (medium)
 - iii. 1 at 4112W (large) including drain repair

Received 2 bids for above road work scope from S&K Asphalt and Pro Class, with Pro Class providing the lower bid.

Add \$500 for ground repair after completion.

A motion was made to approve funds for the lower bid for the road work scope with separate funding approval for ground repair.

Motion to approve: Don Kelley

Seconded: Kerry Winer

Vote: Motion passed unanimously

- Electric

- a. Electrician called to fix lights at front entrance, real poll lights and shed spots are out. Fix or replace spots on birch trees. Trim as necessary to improve lighting on front walls. A motion was made to approve \$500 for the electric work.

Motion to approve: Jim Veglia

Seconded: Kerry Winer

Vote: Motion passed unanimously

8. Welcoming Committee Report: (Don Kelley)

- a. Nothing to report

9. Old/New Business:

- a. The board decided that Country Lakes Trick or Treat 2025 will be held on October 22nd. Fox Meadow CC gave us the choice of dates, but this will be confirmed with Fox.

10. Next Meeting August 18, 2025

- a. Location: 3953 Hedgewood Drive, Hanigan Residence

11. Adjournment

- a. Motion to adjourn: Jim Veglia at 8:47 PM

12. Executive Session - None