

Country Lakes Homeowners' Association
Trustee Meeting
June 9, 2025

1. Call Meeting to Order:

Meeting of the June 9, 2025 Country Lakes HOA Board was called to order by President Bill Hanigan at 6:58 PM, Monday, at 3918 Hedgewood Drive (Kelley residence)

Board Members:

Bill Hanigan – in person
Kerry Winer – in person
Vince D'Angelo – in person
Lisa Greb – in person
Don Kelley – in person

Other requested attendees:

Anthony Embrogno – absent
Bruce Buller - in person

2. Actions Taken by the Board Without a Meeting Since April 14, 2025: None

3. Approval and Review of Minutes: Lisa Greb

Motion to Approve the May 12, 2025 Board Minutes, 2nd draft as revised :
Motion to approve: Kerry Winer
Seconded: Don Kelley
Vote: Motion passed unanimously

4. Financial Report: Don Kelley

a. Treasurer's Report:

i. Financial Update: as of 5/31/2025 the Balance Sheet showed a balance of \$532,746.52 and \$474,634.89 in Reserve; approximately \$10,000 in interest is anticipated between now and the end of 2025

ii. Edward Jones Reserve Fund Report

As of 5/30/2025 the current rotation of CDs with a 12 month maturity:

<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Rate of Return</u>
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%

iii. New Resident Status Report and ACH: no one new has moved in

iv. D&O Insurance Renewal: there were no changes to values; it's been paid

b. Motion to approve Treasurer's Report:

Motion to approve: Kerry Winer
Seconded: Vince D'Angelo
Vote: Motion passed unanimously

Approved: July 14, 2025

5. Design Review Committee Report: Vince D'Angelo

a. New DRC Resident Applications and their Status:

3946 Hedgewood: outdoor light replacement; approved 5/18/25
4037 Hedgewood: roof replacement; approved 5/24/25
4025 Watercourse: front porch floor & rear patio replacement; approved 6/3/25

b. Other:

- i. 4119 Watercourse: Bruce & Vince to meet with homeowner to discuss replacement trees
- ii. 3954 Hedgewood: has a broken branch in front yard tree; is it ok for him to trim it? Yes
- iii. If a homeowner wants to remove a tree, even if not diseased, can they do so?
Tabled until next meeting so that Vince can review master list of project submissions

6. Property Manager Report: (Bruce Buller)

a. Property Manager's Report

Activities

3979 Hedgewood: Called about missing drain cover in the common area. Bruce will install this week.

4104 Watercourse: Called about a broken drain at rear of home. Bruce installed a new cover (back-up) last week.

4104 Watercourse: Called about a dead tree in back yard. Tree is dead and needs to be removed, tree is on Master property. Bill to let them know about dead tree.

4112 Watercourse: Asked about branches laying on the roof of home. The tree is on HOA property (there are no issues with roots); Bruce has requested a quote.

4070 Watercourse: Requested no edging or mulch. Bruce added their house to his list since edging is scheduled to begin this week.

4078 Watercourse: Notified Bruce of a broken sprinkler head; after he checks on it, he will contact Jackson Hunter.

4031 Hedgewood: Showed Bruce damage done to edging by mowers; Eckliff repaired.

3996 Hedgewood: damage to siding is still an open issue, owner has returned from out of town, so Bruce plans to follow up next week.

4091 Watercourse: email w/photo sent to Bruce about poor job mowing; Bruce will send to Eckliff.

4049 Watercourse: Homeowner had a broken sprinkler head repaired and sent invoice to Bruce for reimbursement; Bruce to give invoice to Jackson Hunter.

4098 Watercourse: Bruce met with homeowner about repairs to front lawn from road construction last year. She had company come out repaired one broken sprinkler head but could not repair the other. Bruce to work with S & K to resolve issues. Jackson Hunter reseeded along roadway last Thursday; the area has been marked for no mowing or fertilization.

Approved: July 14, 2025

4052 Watercourse: Lawn has bright yellow streaks; Lawn Squad has been asked to look at it to determine if it is a new type of fistula.

Contractors

Eckliff

1. Mowing has been completed each week; last week showed the best results with very little clumps, and the blades were lowered
2. Front bush trimming is complete
3. Mulch removal will begin this week (all on Hedgewood: 3964, 3966, 3968, 3970, 3972, 3974, 3975, 3976, 3978, 3979, 3980, 3983, 3991, 3999 and 4003), followed by edging, weedkiller and then application of new mulch
4. Concrete and snowplow damage was reseeded last Friday; Eckliff was told not to mow any seeded area for the next two weeks

Lawn Squad

1. ***Two weeks ago, the second (of five) weed & feed applications with grub control and the first (of three) ground insect control applications took place***
2. We are still having issues with grub damage on several lawns

Salupo Sprinkler

1. Sprinklers have been turned on in both areas
2. Salupo informed Bruce that another water line needed to be repaired in front because of a poor repair job by an unknown cable company; Bruce is going to request monthly water bills from the county to make sure that all leaks have been repaired and no new ones happen in the future

Titan Arbor

1. Bruce has a \$1,281.00 quote for tree and stump removal at 4119W
2. He received a quote for deep trimming on bushes in the fall for \$3202.50; will be getting other quotes
3. Bruce has requested a quote to trim and shape trees around the inner lakes before leaves fall, so that dead branches can be seen clearly
4. Another willow tree needs to be removed and have the stump ground down; Bruce getting a quote for this work and perhaps tying in the work at 4119 Watercourse

S&K Concrete

1. Bruce received an \$19,800 estimate for road repairs (Reserve fund expense); Bruce to get additional quotes
2. If we proceed, \$500 will be needed for lawn repairs (Reserve fund expense)
3. He also received a quote for \$2,000.00 to caulk cracks (Operating expense)

Eric

Approved: July 14, 2025

1. Repairs to the front walls have been completed and sealed; grill at gazebo has also been sealed
2. Bruce received a quote for \$1,000.00 (which is already budgeted) for drain inspections; if any repairs are needed, that will be an additional expense; the last time these inspections were done was two years ago; the drains used to be checked every year when there was still a lot of construction happening

Motion to approve spending no more than \$1,000 on drain inspection:

Motion to approve: Vince D'Angelo

Seconded: Don Kelley

Vote: Motion passed unanimously

Jackson Hunter

Their cost to add an additional snowplow to expedite snow removal was too expensive: we will be staying with one plow

True Green

Bill Hanigan, Kerry Winer and Bruce Buller met with one of their representatives and walked the Country Lakes property; they were given an RPF (like Lawn Squad) to provide their recommendations and associated costs

7. Welcoming Committee Report: (Don Kelley)

The Welcoming Committee has met with four new couples; waiting to meet with one more couple once they move here (from North Carolina)

8. Old/New Business:

- a. Formal complaint submitted - Board to review at Executive Session
- b. Country Lakes HOA Annual June 19th Meeting
 - i. Two Trustee Positions on Ballot (Bill Hanigan/Lisa Greb): no homeowner response
 - ii. Review 2024 Annual Meeting Format
 1. Website Link:
<https://drive.google.com/drive/folders/1EizwVxlki4weQ0j34dxsNE4FdYF-80bY>
 - iii. Confirm Dinner/Meeting at Fox Meadow CC
Don confirmed that date with the clubhouse and that we will not be charged a rental fee; he was told that the number of reservations and meeting attendees are due to them 7 days prior; no guests (non-members) allowed unless dining with a member
 - iv. Board Assignments for the Annual Meeting
 1. Set-up: Club is providing everything for presentation (screen, microphone, etc)
 2. Registration Desk: Lisa to handle
 3. Minutes: Lisa to handle

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9. Next Meeting July 14, 2025

- a. Location: 3945 Hedgewood Drive, Winer Residence

10. Adjournment

Motion to adjourn: Vince D'Angelo at 8:38 PM

11. Executive Session followed

Approved: July 14, 2025