

Country Lakes Homeowners' Association
Trustee Meeting
January 6, 2025

1. Call Meeting to Order & Introduction:

Meeting of the January 6, 2025 Country Lakes HOA Board was called to order by President Bill Hanigan at 7:01 PM, Monday, at 4023 Hedgewood Dr. (Greb 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 – in person
Bruce Buller - in person

2. Actions Taken By the Board Without a Meeting Since December 12th:

December 21st Motion to approve the payment of 2024 Taxes and deposit the remaining Net Income into the Reserve Fund. The Motion was unanimously approved electronically on December 22nd

3. Approval and Review of Minutes: Lisa Greb

Motion to Approve the November 25, 2024 Board Minutes, 1st Draft:

Motion to approve: Vince D'Angelo

Seconded: Kerry Winer

Vote: Motion passed unanimously

Motion to approve the December 12, 2024 Minutes & Executive Session, 1st Drafts:

Motion to approve: Don Kelley

Seconded: Vince D'Angelo

Vote: Motion passed unanimously

4. Financial Report: Don Kelley/Anthony Embrogno

a. Treasurer's Report

As of 12/31/2024 the Balance Sheet showed a correct balance of \$500,959.33.

b. Resident Status Report: Property Transfers & Delinquencies – Moving Notices
A total of seven houses in Country Lakes have been sold in the last six weeks; there are three new residents: 4094 Watercourse, 4025 Watercourse and 4056 Hedgewood

- c. Reserve Fund: Edward Jones: Update of 2024 Reserve Contributions
Asset details as of 12/31/2024; the current rotation of CDs with a 12-month maturity:

<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Rate</u>
1/22/2025	\$106,000	4.75%
4/22/2025	\$107,000	5.05%
7/17/2025	\$108,000	5.00%
10/17/2025	\$110,000	4.00%

As Treasurer Don Kelley will be out of town when the CD comes due on 1/22/2025, it was discussed who will renew the CD and add additional funds from the savings account that was opened in 2024.

Motion to approve Bill Hanigan and Anthony Embrogno renew the CD and add additional funds to the CD with Edward Jones when it comes due 1/22/25

Motion to approve: Don Kelley

Seconded: Kerry Winer

Vote: Motion passed unanimously

Motion to approve Treasurer's Report:

Motion to approve: Vince D'Angelo

Seconded: Kerry Winer

Vote: Motion passed unanimously

5. Design Review Committee Report: Vince D'Angelo

- a. New DRC Resident Applications and their Status:
3938 Hedgewood: rear deck enclosure; approved 12/28/2024
- b. Other: None

6. Property Manager Report: (Bruce Buller)

- a. Property Manager's Report on Activities
4008 Hedgewood: called about snowplowing; Bruce Buller told them that Watercourse Drive was being plowed currently, and that work would continue all night
3996 Hedgewood: called saying that the snowplow had knocked her mailbox off and the driver just put it back: Bruce Buller contacted Jackson Hunter and they will be repairing the mailbox
4071 Hedgewood Drive: Moscarino replaced light post last week
- b. Status of Contractors' Insurances Coverage for upcoming year:
Per Bruce Buller, all contractors have submitted required information to him except for two, and all information has been forwarded to Bill Hanigan
- c. Other:
- 2024 Open Issues:
 - Lawn Squad will be reseeding several lawns because of grubs
 - The HOA needs to repair lawn damage from road repairs

2. 2025 Q1 Projects:

- Tree trimming in front beds; Bruce Buller to let President Bill Hanigan know when that is going to happen so an email can be sent to residents
- Tree removal at 4119 Watercourse
- Bruce Buller to ask Jackson Hunter to let him know when they salt, so that information can be passed along to Anthony Embrogno for reference when approving their invoices; salting of Country Lakes usually occurs when the city salts their streets

7. Welcoming Committee Report: (Don Kelley)

- a. Don to schedule a meet and greet for early April

8. Old/New Business:

- a. Corporate Transparency Act & HOA Board Filing:
All Board Members updated their information and everything was submitted by Kaman & Cusimano
- b. 2025 January Annual Letter: no discussion

9. Next Meeting March 10, 2025

- a. Location: 3945 Hedgewood Drive, Winer Residence

10. Adjournment

Motion to adjourn: Vince D'Angelo at 7:42 PM

FINAL; approved 3/10/2025