

COUNTRY LAKES HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF TRUSTEES
September 9, 2024

Meeting of the September 9, 2024, Country Lakes HOA Board was called to order at 7:00 pm (Monday) at 3945 Hedgewood (Winer 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

ACTION TAKEN BY THE BOARD WITHOUT A MEETING SINCE ITS July 8th BOARD MEETING:

August 29 - Electronic Approval of Motion to approve the pruning of six trees by Titan Arbor Care, Ltd. to elevate for mowing, walkways and away from homes with a cost of \$650.00

MINUTES FROM August 12, 2024, BOARD MEETING: Lisa Greb

Motion to approve the August 12, 2024 Minutes, 1st Draft:
Motion to Approve: Vince D’Angelo
Seconded: Kerry Winer
Vote: Motion passed unanimously

FINANCIAL REPORT: Don Kelley/Anthony Embrogno

Treasurer’s Update of YTD Income and Expenses/Balance Sheet/Reserve and Checking Accounts:
As of August, income was \$193,670.36 and expenses were \$138,830.47 compared to the income of \$168,242.48 and \$187,436.49 in expenses last year

Assets are \$551,765 TY as compared to \$474,767 LY

Resident Status Report: property, transfers, & delinquencies – Moving Notices
None

Reserve Fund: Edward Jones update

The current rotation of CD’s with a 12 months maturity:

Maturity Date	1/22/2025	\$106,000@ 4.75%
Maturity Date	4/22/2025	\$107,000@ 5.05%
Maturity Date	7/17/2025	\$108,000@ 5.0%
Maturity Date	10/9/2025	\$104,000@ 5.45%

Don to set up a separate Reserve Account Identifier rather than create a whole new report which is difficult to do in QuickBooks

Don to open a separate Reserve account at Westfield Bank for interest from CDs

Reserve Study: Bill plans to provide 3–4 years of history so Jeff Ripple can make accurate projections

Motion to Approve Treasurer's Report:

Motion to approve: Kerry Winer

Seconded: Vince D'Angelo

Vote: Motion passed unanimously

DESIGN REVIEW COMMITTEE REPORT: Vince D'Angelo:

New DRC Resident Applications and their Status:

4090 Watercourse: deck replacement; approved 8/13/2024

4051 Hedgewood: window and door replacement; approved 8/14/2024

4056 Hedgewood: roof replacement: approved 8/30/2024

Other: None

PROPERTY MANAGER REPORT: Bruce Buller

2024 Activity Including Resident(s) Calls:

4070 Watercourse: called to inform that they put out a sign not to edge; Moscarino did not edge, but they also did not mow

3945 Hedgewood: called about the condition of their front lawn; Lawn Squad called to check, as it may be grubs

4077 Watercourse: called about rear lawn having grubs; Lawn Squad to check

4045 Hedgewood: wanted to know the colors for mailbox; Behr Navajo white stain and black stain

4070 Watercourse: called about spiders; service call was made to Akron Pest Control

Moscarino

All repairs have been completed

Still waiting for last month's invoice

Lawn Squad

Awaiting new date for fertilization

Due to road repairs, aeration will be scheduled for the second week in October

Titan Arbor Care

Trimming should be performed within the next two weeks

Akron Pest Control

Second application scheduled for 10/4/2024

Christmas Lights

Three companies were contacted and asked to provide quotes; out of those three, only one "Beloved Light Christmas Lights" out of Massillon, OH responded; their quote for the entrance to Country Lakes (not the gazebo) came in at \$3,575.00 (plus tax), which is \$500+ less than what we paid in 2023; we do not have to purchase any materials and they will guarantee that price for three years (no increases) and have everything installed before Thanksgiving; a \$1,908.16 deposit is required to begin

Motion to enter into a contract with "Beloved Light Christmas Lights" to install Christmas lights:

Motion to approve: Bill Hanigan

Seconded: Don Kelley

Vote: Motion passed unanimously

RFP Updates and 2025 contracts

We have two-year contracts remaining with Jackson Hunter (snow removal), Pond Control (inner-lakes) and Akron Pest Control (spiders).

We need new contracts for Landscaping/Edging/Mulching (currently Moscarino) no company wanted to quote mulching as a stand alone and Fertilization/Aeration/Grub Control (currently Lawn Squad)

Landscaping/Edging/Mulching: Four proposals were reviewed for 2025; The Eckliff Group came in at an annual cost of \$101,357 (four year option with a 2.5% increase the last two years)

Motion to enter into a contract with The Eckliff Group to handle Landscaping/Edging/Mulching services

Motion to approve: Don Kelley

Seconded: Kerry Winer

Vote: Motion passed unanimously

Budget needs moving forward: Bill asked that quotes be broken out by job/cost and month invoiced

Road Repairs: to be done the last two weeks in September

Four proposals were received; S & K Asphalt and Concrete, Inc. came in at a cost of \$34,390 (plus tax) which is \$17.33 /sf; this price also includes catch basin repairs and a one year warranty; there were no add-ons and they had no issue with the RFP

Motion to enter into a contract with S & K Asphalt and Concrete, Inc. to repair roads within Country Lakes

Motion to approve: Don Kelley

Seconded: Kerry Winer

Vote: Motion passed unanimously

Miscellaneous

Contractor/Service Provider Certificates of Coverage: Bruce is still working to get these and once received will send to Bill to add to the G drive

Availability of Property Manager and Board of Elections: Bruce volunteers with the Board of Elections and will be busy once voting begins, but will continue to handle responsibilities as always and make himself available whenever needed

Road patching: Bruce is waiting for a quote and then will send out an email to the board for approval

WELCOMING COMMITTEE REPORT: Don Kelley

Don hosted a get together at his house for three new couples on 8/26/2024; two couples volunteered to be in charge for the 2025 Memorial Day and Labor Day gatherings

Don needs to purchase binders and printer ink so that he can assemble binders to give to future new residents; Bill approved

OLD BUSINESS: *None at this time*

NEW BUSINESS:

Halloween Trick or Treat event:

Will take place on Wednesday, 10/23/2024; more information forthcoming from Fox Meadows

HOA Domain and Email: Anthony Embrogno/Bill Hanigan

The hoacountrylakes.org domain is up and running thanks to help from Anthony who changed all Board Member email addresses from names to titles (president, vice president, treasurer, secretary, DRC chair, property manager & finance)

Anthony also suggested that on the Home Page instead of having our emails listed, that the wording be changed to "Click Here to email the (title)"

Motion to enter change wording on Home Page to "Click Here to email the (title)"

Motion to approve: Vince D'Angelo

Seconded: Kerry Winer

Vote: Motion passed unanimously

CTA Compliance: To comply with the Corporate Transparency Act ("CTA"), all community associations must register their board members with the Federal Agency FinCen by the end of 2024. All Board members will need to go to Atlas in the Kaman & Cusimano website to update their information, which includes a photo of their driver's license. Bill will let us know when we are able to update our information.

Next meeting date is October 14, 2024, 7:00 pm at the Hanigan Residence (3953 Hedgewood)

Request to adjourn at 8:27pm

Motion to adjourn: Bill Hanigan

Final