

COUNTRY LAKES HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF TRUSTEES
August 12, 2024

Meeting of the August 12, 2024, Country Lakes HOA Board was called to order at 6:59 pm (Monday) at 4023 Hedgewood (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

ACTION TAKEN BY THE BOARD WITHOUT A MEETING SINCE ITS July 8th BOARD MEETING: None

MINUTES FROM July 8, 2024, BOARD MEETING: Lisa Greb

Motion to approve the July 8, 2024 Minutes, 1st Draft:

Motion to Approve: Bill Hanigan
Seconded: Don Kelley
Vote: Motion passed unanimously

Annual Meeting Minutes: no changes; will be posted to website and reviewed at 2025 Annual Meeting

TREASURER'S REPORT: Don Kelley

Treasurer's Update of YTD Income and Expenses/Balance Sheet/Reserve and Checking Accounts:

As of July, income was \$172,970 and expenses were \$133,000 compared to the budgeted income of \$171,116 and \$159,000 in expenses

Need to decide what we are going to invoice Fox Meadows for common area maintenance in 2025

Resident Status Report: property, transfers, & delinquencies – Moving Notices
4051 Hedgewood sold

Reserve Fund: Edward Jones update:

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

Due 1/23/2025	\$106,000@ 4.75%
Due 2/16/2025	\$107,000@ 5.05%
Due 7/23/2025	\$103,000@ 5.25%
Due 10/16/2025	\$104,000@ 5.45%

Motion to Approve Treasurer's Report
Motion to approve: Vince D'Angelo
Seconded: Kerry Winer
Vote: Motion passed unanimously

DESIGN REVIEW COMMITTEE REPORT: Vince D'Angelo:

New DRC Resident Applications and their Status:

No new applications submitted since July meeting

4115 Watercourse called wanting to know if they had to use black mulch in their backyard and was told yes

Halo Dog Fence – Programmable: all agreed that this device does fall under Issue Bylaws: 7.29 Electric Fences & Pet Control Devices

Other:

3996 Hedgewood: asked Kerry Winer if they could erect a flagpole in the mulched area and were told no, as that is HOA property

4051 Hedgewood: spoke with Anthony about work they wanted to do so Vince created a "guidelines" sheet and put it in their mailbox; everyone agreed this info should be on our website

PROPERTY MANAGER REPORT: Bruce Buller

2024 Activity Including Resident(s) Calls:

4119 Watercourse: called about a tree that is on HOA property but branches touch their home; after looking at photos it was decided to trim the tree this year

Motion to approve: Don Kelley
Seconded: Kerry Winer
Vote: Motion passed unanimously

4065 Hedgewood: called about a tree in the front bed that hits individuals walking to the front door and would like it trimmed; it was decided this is the homeowner's responsibility

3946 Hedgewood: called wanting to know if the gazebo could be power washed (again) before the Labor Day picnic; Bruce looked at gazebo and decided it was not necessary

Moscarino

Four repairs still pending that will be handled this week

Bruce found a (metal) sign near one of the lakes that had been torn from its post and was in two pieces; will discuss with Moscarino on 8/13

Lawn Squad

Will not be treating for beetles a second time, as they, Bruce & Ginny Standen all agreed it wasn't necessary

RFP Updates

Concrete: added Bruce's personal email (for now) and Vince's specs; three RFPs have been sent out for road repairs; due back by 8/15; Vince and Bruce to review; Bill asked if we will still have time to get the work done this fall and Bruce replied yes, because it will only take two weeks

Landscaping: added Bruce's personal email (for now), dates for completion of work and edging/ mulching were separated from landscaping; Don suggested adding financial penalties if dates are not met, but it was decided not to include these at this time; three RFP's have been sent out for landscaping and edging/ mulching; due back by 8/21;

Snow Removal: added Bruce's personal email; three RFPs have been sent out; due back by 8/21

Fertilization, Pond Control and Tree Trimming; Kerry to update these RFPs and send to Bruce

Thanks to Kerry for doing an awesome job revising and updating all RFPs!

Miscellaneous

Contractor/Service Provider Certificates of Coverage: Bruce has requested these and once he receives them, will send to Bill to add to the G drive

Bruce had to turn on the power when he went to go look at the gazebo; the lock is missing and should be replaced. Also, going forward he would like to turn on the power right before the Memorial Day picnic and leave on until after the Labor Day picnic. All approved Bruce buying a new lock and leaving power on as he recommended.

Three RFPs have been sent out for Road Repairs; due by 8/15; Vince and Bruce to review; Bill asked if we will still have time to get the work done this fall and Bruce replied yes, because it will only take two weeks

Christmas decorations: Bruce to send specs to Don

Repairs needed to wire fencing around inner lakes; \$350 estimate

Motion to approve: Kerry Winer

Seconded: Vince D'Angelo

Vote: Motion passed unanimously

Business cards on hold until new domain is setup; Shawn Smith to order along with a new sign for the lake

Bruce created a document to send out to all homeowners at the beginning of 2025 detailing seasonal (spring, late spring & fall) lawn and sprinkler work and homeowner responsibilities

WELCOMING COMMITTEE REPORT: Don Kelley

The committee will be hosting a get together at Don Kelley's house on 8/26/2024

OLD BUSINESS: *None at this time*

NEW BUSINESS:

Halloween: all agreed that we should once again take part in the Trick or Treating event with Fox Meadows

HOA Domain: expired in early July; Anthony has been trying to find out who has been renewing It since established in 2017, but no luck; we have three options: hoacountrylakes.org, hoacountrylakes.org (Bill purchased) or hoacountrylakes.com (active but cannot use); it was decided to go with HOA country lakes.org but rather than list peoples names use their titles in email addresses (president, vice president, treasurer, secretary, DRC chair, property manager & finance)

Next meeting date is September 9, 2024, 7:00 pm at the Winer Residence (3945 Hedgewood)

Request to adjourn at 8:25pm

Motion to adjourn: Bill Hanigan

FINAL – approved 9/6/2024