

Country Lakes Homeowners' Association
Trustee Meeting
April 13, 2026

1. Call Meeting to Order:

Meeting of the April 13, 2026, Country Lakes HOA Board was called to order by President Bill Hanigan at 7:00 PM, Monday, at 4004 Hedgewood Drive (D'Angelo residence)

Board Members:

Bill Hanigan – in person
Kerry Winer – in person
Don Kelley – in person
Vince D'Angelo – in person
Jim Veglia – in person

Other Requested Attendees:

Bruce Buller – in person
Anthony Embrogno – in person

Invited Guests:

Steven Giorgi – in person
Buddy Graf – in person

2. Actions Taken by the Board Without a Meeting Since Last Board Meeting:

- a. 2026-03-31 – Approval of Pond Control Contract for 2026

3. Approval and Review of Minutes: Jim Veglia

Motion to approve March 9, 2026, meeting minutes:

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

4. Financial Report: Don Kelley

- a. Treasurer's Report:

- i. Financial Update:

As of 03/31/2026 the Balance Sheet showed a balance of \$517,061 with \$475,835 in Reserve.

As of 03/04/2026 the P&L Statement showed actual expenses YTD to be \$41,360 against a YTD budget of \$28,916; and actual reserve expenses of \$0 YTD against a budget of \$0 YTD. It was noted that the budget overage was due to expense timing and that expense amounts were in line with budget.

- ii. Edward Jones Reserve Fund Report:

As of 03/04/2026 the current (Quarterly) rotation of CDs with a 12-month maturity:

Maturity Date	Maturity Value	Rate of Return
4/30/2026	\$112,000	4.00%
7/22/2026	\$114,000	4.15%
10/23/2026	\$110,000	3.65%
02/05/2027	\$115,000	3.75%

- iii. It was noted that First Financial took over Westfield Bank (the HOA's bank) effective 4/1/2026. At the point of takeover, the banks did not transport customer ACH data. As a result, the HOA's Assistant Treasurer is having to manually enter all CL resident ACH data into First Financial's system followed by batch charge processing. This has delayed residents' monthly ACH charges.

Motion to approve Treasurer's Report:

Motion to approve: Jim Veglia

Seconded: Kerry Winer

Vote: Motion passed

5. Design Review Committee Report: Vince D'Angelo

- a. New DRC Resident Applications and their Status:

Address	Improvement	Status
3950 Hedgewood	Boat Dock (Master Assn. Responsibility)	Approved 3/12/26
4051 Hedgewood	Tree Removal	Approved 3/17/26
4097 Watercourse	Tree Removal	Approved 3/20/26
3980 Hedgewood	Tree Removal & Misc. Landscaping	Approved 3/20/26
3930 Hedgewood	Front Landscaping Replacement	Approved 3/28/26

- b. Other: None

6. Property Manager (PM) Report: (Bruce Buller)

- a. Property Manager's Report

i. Activities

- 4045H (Nischt) called about a crack in their driveway. PM committed to getting back to resident after discussion at April board meeting.

- 3991H (Graf) called and said his sprinkler system is not working and that his lawn looks bad.
- 4051H (Kilmer) called stating his garage door is damaged. PM committed to getting the issue to the snow plowing contractor. In a separate matter, PM informed resident that Eckliff is waiting for utilities to be marked before the stump can be removed from the front yard. PM also requested the resident to wait to reseed the area until the PM can discuss with the trustees.
- 4070H (Hartkop) called PM about a large tree limb down in the rear of the home.
- 4115W (Garvey) sent email thanking trustees for the 250th flag.
- 4085H (Hanlin) called PM about a fallen pine tree in the back yard and about broken stone around the mailbox.

ii. Contractors

- Jackson Hunter (JH)
 - a. JH has reseeded lawn areas damaged by the winter plowing.
 - b. JH was given invoices for damaged mailbox and road sign repairs.
 - c. Seven (7) garage doors have thus far been reported damaged by snow plowing. Five (5) residents [Swartz, Johnson, Nice, Kaput, Kelley] have either had their doors issues addressed or are working through the issues with JH. JH will be notified of the 2 most recently identified issues this week.
- Eckliff
 - a. Mowing is scheduled to start on 4/15/26.
 - b. Spring cleanup is scheduled to be conducted the week of 4/13/26.
- PM Electric
 - a. The small walkway lights around the guard shed are still not working. PM to contact PM Electric to come back and repair them.
- Miscellaneous
 - a. Trees
 - i. Four river birch trees near the entrance are to be trimmed.
 - ii. Large (dying) pine tree at the entrance is to be removed.
 - iii. A broken branch from a large pine tree resting on HOA property is to be removed.

- iv. A pine tree behind 4085H that blew over during the last storm is to be removed.
- v. A tree along the 15th fairway that blew over is to be removed.
- vi. The dead tree by the 17th tee box is to be removed.
- vii. The tree branch growing over the roof of 4112W is to be removed.

b. Spiders

- i. PM reviewed 3 bids received for 2026 spider control. A motion was made to approve the lowest bid (Akron Pest Control) that was fully compliant with the RFP.

Motion to approve: Jim Veglia

Seconded: Vince D'Angelo

Vote: Motion passed

7. Welcoming Committee Report: (Don Kelley)

- a. No report

8. HOA Management Software (Jim Veglia)

- a. No report

9. Old/New Business:

- a. Annual meeting is to be held on 6/18/26. Board secretary to coordinate meeting logistics with FM CC.
- b. Discussed the need to replace the Board Vice President whose term will end in June, as well as the DRC Chairman who will be moving out of CL.

10. Next Meeting May 11, 2026

- a. Location: 3918 Hedgewood Drive, Kelley Residence

11. Adjournment

- a. Motion to adjourn: Vince D'Angelo at 8:45 PM

12. Executive Session – None