

COUNTRY LAKES HOME OWNERS ASSOCIATION

MEETING OF THE BOARD OF TRUSTEES

DATE: December 9, 2024

MEETING of the December 9, 2024 Country Lakes HOA Board was called to order at 7:00 PM (Monday) at 3918 Watercourse Drive.

BOARD MEMBERS:

William Hanigan – In Person
Kerry Winer – Phone Participation
Don Kelley – In Person
Vince D’Angelo– In Person
Lisa Greb – Not in Attendance

OTHER REQUESTED ATTENDEES:

Anthony Embrogno – In Person
Bruce Buller – In Person

ACTION TAKEN BY THE BOARD WITHOUT A MEETING SINCE ITS NOVEMBER 25TH BOARD MEETING.

No Board Action was taken since the previous Board Meeting of November 25, 2024.

MINUTES FROM PREVIOUS BOARD MEETINGS:

Motion to Approve the 2nd Draft of the November 11th Minutes:

Motion to Approve: Don Kelley
Seconded: Vince D’Angelo
Vote: The motion passed.

Motion to Table the November 25th Draft Minutes:

Motion to Table: Vince D’Angelo
Seconded: Kerry Winer
Vote: The motion passed

TREASURER’S REPORT

Treasurer Don Kelley provided financial reports prior to the meeting. He presented our current financial information as of November 30th; then proceeded to present updated/projections of income and expenses for December. The reports showed a clear favorable close of the year with a positive Net Income.

He further reported that the required 2024 Reserve Contribution had been partially paid with the remainder to be paid prior to the close of the year.

The recently released Reserve Study aligns with our year end projections. Recent regulations require that the Reserve Study of HOA Assets be conducted every three years. Country Lakes HOA is in compliance.

Projections and current status of our finances has been greatly improved by the efforts of Don Kelley and Anthony Embrogno. The separation of expenses, as they occur for reserve and

operating expenses, provide the Board with timely examination of our Budget to Actual expenses.

Don Kelley also provided an update on our current Reserve Holdings at Edward Jones with the next CD Maturity scheduled for January 22, 2025.

The Board was also informed that we have five residences in transition.

Motion to Approve the Treasurer's Report

Motion to Approve: Vince D'Angelo

Seconded: Kerry Winer

Vote: The motion passed

2025 BUDGET DISCUSSION

The Board had previously discussed the 2025 Budget at two earlier meetings with open questions related to how the 2024 year would end, as well as verification of 2024 income and expenses. With that information now favorably concluded, the budgetary income and expenses were favorably embraced.

Motion to Approve the Treasurer's December 8th draft of the 2025 Budget

Motion to Approve: Kerry Winer

Seconded: Vince D'Angelo

Vote: The motion passed

The 2025 Budget discussions included Income from Homeowner Dues. The approved Budget did not require a dues increase.

Motion to Retain Homeowner Dues at the current \$180/month.

Motion to Approve: Don Kelley

Seconded: Vince D'Angelo

Vote: The motion passed

The President will inform Country Lakes Homeowners by a broadcast email as to the 2025 retention of the current \$180/month dues.

DESIGN REVIEW REPORT

Vince D'Angelo stated that the DRC has approved two applications.

- 3950 Hedgewood Drive: Garage Light Replacement
- 4030 Watercourse Drive: Front tree removal and replacement

Vince indicated that we were in the slow period of the year but should pick-up again in February.

PROPERTY MANAGER'S REPORT

Bruce Buller, Property Manager reported on contacts from homeowners:

- We had several complaints from homeowners about the first snow plowing of the season. It appeared that a new driver misjudged the entrance of their driveway and

sliced the turf. Another did not have their drive plowed. Bruce was in contact with Contractor and the driveway was plowed and repairs were to be made.

- We had remaining open issues concerning a mailbox repair as well as damage to a lamp post. Both issues are being pursued.
- An lawn repair issue will need to wait for spring to be addressed.

Vendor and Other Updates

- Lawn Squad has two remaining seasonal applications. Bruce believes that they will be completed by December 31st.
- Bruce explained that he has two open issues. One is with Moscarino, which will no longer hold the lawn service contract; and Jackson Hunter (current contractor) regarding lawn damage.
- Bruce provided the status of our contracted services for 2025. All base contract services are now under contract.
- A new state flag needs to be purchased for the front entrance.
- Bruce is investigating a broken sprinkler line along Fox Meadow Drive.

OLD/NEW BUSINESS:

Recent federal regulations require Board Members provide information to a regulatory body under the Corporate Transparency Act. The Board is in the process of complying with such regulation.

Board Members were reminded that in January an Annual Letter is presented to our Homeowners. A draft will be sent to them by close of year for mark-up.

An issue was presented regarding the tall greenish canister boxes in the tall grass areas. They are not being maintained. Initial contact with the main local utilities office, whom we believe is the owner of said boxes claims that they are not their's. The matter is being further pursued to either have them straightened and the box properly sealed or removed.

NEXT MEETING: January 6 at 7:00 PM at Greb Residence (4023 Hedgewood Drive)

ADJOURNMENT at 8:11 PM:

Executive Session Followed regarding personnel matters.

(Minutes were prepared by William Hanigan, President)