

Country Lakes Homeowners' Association
Trustee Meeting
September 8, 2025

1. Call Meeting to Order:

Meeting of the September 8, 2025, 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
Vince D'Angelo – in person
Jim Veglia – 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 August 18, 2025:

- a. August 30, 2025 approval of a revision to the Lawn Squad contract to add an overseeding in conjunction with the existing aeration to strengthen and standardize the types of grasses throughout Country Lakes HOA.

3. Approval and Review of Minutes: Jim Veglia

Motion to approve August 18, 2025 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 8/31/2025 the Balance Sheet showed a balance of \$480,275 with \$463,563 in Reserve.

As of 8/31/2025 the P&L Statement showed actual operating expenses YTD to be \$215,000 against a YTD budget of \$219,000.

ii. Edward Jones Reserve Fund Report:

As of 9/8/2025 the current (Quarterly) rotation of CDs with a 12-month maturity:

Maturity Date	Maturity Value	Rate of Return
10/17/2025	\$110,000	4.00%

1/29/2026	\$111,000	4.15%
4/30/2026	\$112,000	4.00%
7/22/2026	\$114,000	4.15%

Motion to approve Treasurer's Report:

Motion to approve: Vince D'Angelo

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
3988 Hedgewood	Tree installation	Approved 8/20/25
4092 Watercourse	Front door assembly replacement	Approved 8/22/25
4078 Watercourse	Patio Replacement and 2 ft. expansion	Approved 8/26/25
4093 Watercourse	Deck and patio replacement	Approved 9/6/25

b. Other:

None

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

a. Property Manager's Report

i. Activities

- 3970H (Kosty) PM received email that lawn crew had hit homeowner's light pole. PM contacted Eckliff, after examining damage low on lamp post. PM and Eckliff discussed a solution using Bondo and verified it would work on aluminum. PM sent an email and later spoke with the homeowner about the proposed fix to the lamp post. The PM and homeowner agreed with the proposed Bondo'ing and painting.
- 4024H (Standen) sent text about issue with Eckliff blowing mulch onto the lawns during mowing and asked PM to contact them. PM contacted them.
- Aeration flags requested have been delivered to homeowners. Lawn Squad has provided 1000 flags. Have received no calls about not aerating.

ii. Contractors

- Akron Pest Control
 - a. Will do 2nd application on Monday the 22nd, they have source of resident water.
- Lawn Squad
 - a. This Thursday (11th) and Friday (12th), they will be out to aerate, overseed and do a phosphorus application. Eckliff will reduce mowing height on Wednesday (10th) and will NOT mow the following week. The following week's mowing is currently undecided.
- Pond Control
 - a. Cost to repair the fountain pump is \$1,500. Pump is at least 10 years old. PM suggests purchasing a new pump, cost estimate is \$2,500.

Motion to approve purchase of new pump estimated at \$2,500:

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

- Fans at Gazebo
 - a. Still working on selection and exact pricing but estimate at a total for 5 fans to be \$2,500 plus installation and tax.

Motion to approve purchase and installation of 5 new Gazebo fans estimated at \$2,500 plus installation and tax:

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

iii. 2025 Remaining Projects

- Storm drain repairs (8 of 11 need repairs) \$3,160, no tax

Motion to approve storm drain repairs at \$3,160, no tax:

Motion to approve: Jim Veglia
 Seconded: Don Kelley
 Vote: Motion passed

- End of driveway repairs (sealing) \$3,420, no tax

Motion to approve driveway repairs at \$3,420, no tax:

Motion to approve: Don Kelley

Seconded: Vince D'Angelo

Vote: Motion passed

- Seal cracks and patch roads \$4,490, no tax

Motion to approve sealing cracks and patching roads at \$4,490, no tax:

Motion to approve: Vince D'Angelo

Seconded: Jim Veglia

Vote: Motion passed

Note: We skipped drain repairs for 2 years and did not seal roadway cracks last year.

- Repair lawn damage from road work \$640.50, tax included

Motion to approve repairing lawn damage from road work at \$640.50, tax included:

Motion to approve: Don Kelley

Seconded: Jim Veglia

Vote: Motion passed

- Replace 3 trees around inner lakes \$1,800 + tax

Motion to approve replacing 3 trees around inner lakes at \$1,800, + tax:

Motion to approve: Don Kelley

Seconded: Jim Veglia

Vote: Motion passed

- Trim and thin tall grass around utilities \$1,000 + tax

Motion to approve trimming and thinning tall grass around utilities at \$1,000, + tax:

Motion to approve: Don Kelley

Seconded: Vince D'Angelo

Vote: Motion passed

- Trim and shape trees around the inner lakes with crew for 1 day (PM to oversee) \$3,500 + tax

Motion to approve trimming and shaping trees around inner lakes with crew for 1 day (PM to oversee) at \$3,500, + tax:

Motion to approve: Don Kelley

Seconded: Kerry Winer

Vote: Motion passed

- Prune dormant shrub islands around the inner lakes \$1,200 + tax

Motion to approve pruning dormant shrub islands at \$1,200, + tax:

Motion to approve: Don Kelley

Seconded: Jim Veglia

Vote: Motion passed

- Replace bushes around utility islands with tall grass (2 requests from homeowners) from around the inner lakes \$800 + tax

Motion to approve replacing bushes around utility islands with tall grass (2 requests from homeowners) from around the inner lakes at \$800, + tax:

Motion to approve: Don Kelley

Seconded: Kerry Winer

Vote: Motion passed

iv. Other

- Gazebo - replace fans (5) estimate \$2,500 plus installation and tax
- Replace 1 fountain waiting for repair status and cost of new fountain

7. Welcoming Committee Report: (Don Kelley)

- a. Welcoming committee chairman met 2 new members and plans to have a meeting with them and any other new members in October. Assistant treasurer to provide chairman with information on new members so that they can be invited to the October meeting.

8. Old/New Business:

- a. The Secretary briefly reviewed the draft Software Requirements Specification (SRS) prepared to source an all-in-one HOA management software system intended to replace HOA Express, Mailchimp and the other separate pieces of software the Board currently uses to manage the HOA and communicate with members. The Secretary asked for comments/input on the SRS (to be emailed to Board members). Once the SRS is finalized, the next steps are to arrange demos from leading software suppliers to gain insight into the functionalities and pricing of their software.
- b. The Board discussed a verbally reported incident of a member's dogs breaching their invisible dog fence. As no formal complaint was filed and no Board member witnessed the incident, the Board decided not to act at this time. However, if the incident recurs and a formal complaint is filed, the Board will address the issue at that time.

- c. The President provided an update on Country Lakes at Fox Meadow HOA Statement of Continued Existence that is due to the OH Secretary of State before 09/30/2025. The statement was signed by the President, Vice President and Secretary at the meeting and will be filed timely as required.

9. Next Meeting October 13, 2025

- a. Location: 3918 Hedgewood Drive, Kelley Residence

10. Adjournment

- a. Motion to adjourn: Vince D'Angelo at 8:35 PM

11. Executive Session - None