

Country Lakes Homeowners' Association
Trustee Meeting
March 9, 2026

1. Call Meeting to Order:

Meeting of the March 9, 2026, Country Lakes HOA Board was called to order by President Bill Hanigan at 7:11 PM, Monday, at 3953 Hedgewood Drive (Hanigan residence)

Board Members:

Bill Hanigan – in person

Vince D'Angelo – remote by phone

Jim Veglia – in person

Other Requested Attendees:

Bruce Buller – in person

Anthony Embrogno – in person

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

- a. 2026-02-04 – Approval of Winter Tree & Brush Pruning in Front Beds by Eckliff

3. Approval and Review of Minutes: Jim Veglia

Motion to approve January 12, 2026, meeting minutes:

Motion to approve: Vince D'Angelo

Seconded: Bill Hanigan

Vote: Motion passed

4. Financial Report: Anthony Embrogono

- a. Treasurer's Report:

- i. Financial Update:

As of 02/28/2026 the Balance Sheet showed a balance of \$508,643 with \$475,839 in Reserve.

As of 03/04/2026 the P&L Statement showed actual expenses YTD to be \$22,283 against a YTD budget of \$36,831; and actual reserve expenses of \$0 YTD against a budget of \$0 YTD.

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%

Motion to approve Treasurer's Report:

Motion to approve: Jim Veglia

Seconded: Vince D'Angelo

Vote: Motion passed

5. Design Review Committee Report: Vince D'Angelo

- a. New DRC Resident Applications and their Status: None
- b. Other: None

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

- a. Property Manager's Report
 - i. Activities
 - 4038H (Darus) and 3966H (Musarro) called about damage to their light poles. Photos were sent to Eckliff for review (possible string trimmer cause).
 - ii. Contractors
 - Jackson Hunter (JH)
 - a. Street sign at corner of Fox Meadow Drive and Watercourse Drive has been repaired and invoice sent to JH.
 - b. Three garage doors [4098W (Johnson), 4057 Hedgewood (Swartz), 4038H (Darus)] damaged by JH snowplowing. JH has photos and will be making contact with the homeowners next week.
 - c. All damaged mailboxes (7 total) have been repaired at this time. Three of the 7 boxes that can be definitively tied to snowplowing will be paid by JH. The remainder will be paid by the HOA. One of the boxes had been slated for replacement this year thereby reducing the number of replacements by one. NOTE: This is the final year for mailbox replacement.

- d. Two sprinkler heads known to have been damaged by snowplowing need to be replaced.
- e. JH recently moved the sod displaced by their snowplowing back into the areas where it came from. Additional grass seeding will have to be done. PM expressed concern to JH about their reseeding because of the overseeding campaign the HOA executed last year. PM will communicate to JH that they are to use the seed mix that was used for overseeding last year.
- f. JH did not follow terms of the contract that required them to pull snow from driveways. In the case of Chan homes with side entrance garages, JH pushed the snow against the homes and covered the bushes. This is a potential spring issue in that the piled snow may have damaged and/or killed some of the bushes.
- Lawn Squad (LS)
 - a. PM talked with LS about damage being done by the fiber installers for Frontier/Verizon. LS will come out once Frontier/Verizon are finished and evaluate the impact on our lawn program.
- Miscellaneous
 - a. PM requested Board approval to proceed with the following activities. The Board approved the first 2 items confirmed to be in the 2026 budget. The Board tabled approval of the third item pending review by the Treasurer.
 - i. Mulch removal (Approved – in 2026 budget)
 - ii. Mailbox replacement (Approved – in 2026 budget)
 - iii. Front tree trimming (Tabled pending Treasurer review)
 - iv. PM requested Board approval to replace the Ohio state flag at the entrance and to add a US 250th anniversary flag to the entrance flagpole (in addition to the US and OH flags). A motion was made to approve purchase of a new Ohio state flag and a 250th anniversary US flag for display at the entrance.
 Motion to approve: Vince D'Angelo
 Seconded: Bill Hanigan
 Vote: Motion passed

7. Welcoming Committee Report: (Don Kelley)

- a. No report

8. HOA Management Software

The Secretary reviewed proposed tasks to be accomplished prior to going live with the new EasyHOA software. The board discussed these tasks and agreed on those attached as the last page of these minutes.

9. Old/New Business:

- a. Discussed finding an alternative to Board's current legal advisors due to dissatisfaction with the value received for the retainer fee.
- b. Discussed the need to confirm the date (June 18, 2026) for the annual members' meeting with Fox Meadow Country Club.
- c. Discussed property taxes and resident notifications vis-à-vis the recent triennial property value update.
- d. The President updated the Board on his attempts to address the issues caused by the Frontier/Verizon fiber installation. These efforts included multiple attempts to address the issues through Frontier/Verizon. The President also contacted local authorities who are powerless to regulate and/or control the installation. Finally, the President contacted our state legislators and U.S. representative who either deflected or would not help prevent similar uncontrolled fiber installation in the future.

10. Next Meeting April 13, 2026

- a. Location: 4004 Hedgewood Drive, D'Angelo Residence

11. Adjournment

- a. Motion to adjourn: Vince D'Angelo at 8:28 PM

12. Executive Session – None

EasyHOA Go-Live Tasks

The following tasks must be accomplished to support going live with Easy HOA.

What	Who	When
Update EasyHOA Document module with any changes to G:Drive files made after November 1, 2025. Prohibit G:Drive updates afterwards.	Jim	April 30, 2026
Update EasyHOA Owner's module with any home ownership changes occurring after November 1, 2025.	Jim and Anthony	Just prior to annual members' meeting (June 17, 2026)
Draft monthly "Lights Out" email template	Jim and Bill	Prior to annual members' meeting (June 18, 2026)
Prepare EasyHOA Quick Start guide for residents.	Jim	Prior to annual members' meeting (June 5, 2026)
Prepare EasyHOA presentation for annual member's meeting.	Jim	Prior to annual members' meeting (June 5, 2026)
Send our preliminary Mailchimp blast informing residents of upcoming switch from HOA Express to EashHOA. Include members' meeting presentation.	Jim	Week before annual members' meeting (June 12, 2026)
Give EasyHOA presentation and distribute EasyHOA Quick Start guide at annual member's meeting.	Jim	Annual members' meeting (June 18, 2026)
Send out Mailchimp blast to all residents informing them about upcoming switch from HOA Express to EasyHOA. Include annual member's meeting EasyHOA presentation and EasyHOA Quick Start guide.	Jim	Immediately after annual members' meeting (June 19, 2026)
Transfer hoacountrylakes.org domain from HOA Express to EasyHOA	Jim	Monday after annual members' meeting (June 22, 2026)
Send out EasyHOA New User Setup email to all residents.	Jim	Monday after annual members' meeting (June 22, 2026)