

Country Lakes Homeowners' Association
Trustee Meeting
May 12, 2025

1. Call Meeting to Order & Introduction:

Meeting of the May 12, 2025 Country Lakes HOA Board was called to order by President Bill Hanigan at 6:56 PM, Monday, at 4004 Hedgewood Drive (D'Angelo 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

2. Actions Taken by the Board Without a Meeting Since April 14, 2025: None

3. Approval and Review of Minutes: Lisa Greb

Motion to Approve the April 14, 2025 Board Minutes, 2nd draft as revised :
Motion to approve: Kerry Winer
Seconded: Don Kelley
Vote: Motion passed unanimously

4. Financial Report: Don Kelley/Anthony Embrogno

a. Treasurer's Report:

- i. Assessment of the Amount of Remaining Discretionary Funds After Adjusting for Above Budget Estimates for Salt Applications and the Increased Difference in Maintaining Fox Meadow Green Space and the Agreed Amount Payment: as of 4/30/2025 the Balance Sheet showed a balance of \$527,890.10 and \$469,240.79 in Reserve

ii. Edward Jones Reserve Fund Report

As of 5/11/2025 the current rotation of CDs with a 12 month maturity:

<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Rate</u>
7/17/2025	\$108,000	5.00%
10/17/2025	\$110,000	4.00%
1/29/2026	\$111,000	4.15%
4/30/2026	\$112,000	4.00%

- iii. New Resident Status Report and ACH: all residents are enrolled or pay their dues yearly
- iv. Status of Tax Filing for Year 2024: complete
- v. Miscellaneous: a former Trustee has a Country Lakes HOA credit card in her name; Bill to handle getting it canceled

- b. Motion to approve Treasurer's Report:

Motion to approve: Vince D'Angelo

Seconded: Kerry Winer

Vote: Motion passed unanimously

5. Design Review Committee Report: Vince D'Angelo

- a. New DRC Resident Applications and their Status:
 - 4093 Watercourse: front door, patio door window, bath window replacement; approved 4/16/25
 - 3950 Hedgewood: front landscaping; approved 4/16/25
 - 4025 Watercourse: deck replacement; approved 4/23/25
 - 4056 Hedgewood: major landscape update; approved 4/23/25
 - 4074 Hedgewood: deck modifications; approved 5/1/25
 - 3925 Hedgewood: deck surface replacement; approved 5/6/25
- b. Pink flag issue on front lawn of 3937 Hedgewood resolved. Only being used to indicate a "do not mow" area due to new planting.
- c. Flag poles are only allowed in backyards

6. Property Manager Report: (Bruce Buller)

- a. Property Manager's Report

Activities

4003 Hedgewood: lawn damage from last mowing; vendor was contacted and agreed to reseed

4090 Watercourse: homeowner called asking why he had flags all over his front yard; Bruce did not know and told him to remove them; after mowing homeowner replaced some of the flags

3988 Hedgewood: homeowner called regarding a resident dumping mulch in the field behind his house because he was concerned about the mulch going into the drains

4119 Watercourse: Bruce called homeowner and reminded him to reach out to Vince regarding replacement tree(s) for his backyard; once a decision is made, HOA will remove the tree next to his house

3966 Hedgewood: mowers damaged decking around raised patio; Bruce was contacted by Jim Darius and told to wait until they return from being out of town to have it fixed; Eckliff is aware of the issue

Lights Out Report for April

None

Contractors

Lawn Squad

Second application scheduled for this Friday, May 16, with grub control

Akron Pest Control

Scheduled to spray under decks on May 29th

Request for approvals

1. Eckliff to remove dead bush from common area, no replacement; \$200 + tax
2. Reimburse homeowner for water used during power washing \$35
3. Repairs and ceiling of front walls and guard shack \$2,850; \$2,300 had been budgeted

Motion to approve all three requests:

Motion to approve: Vince D'Angelo

Seconded: Kerry Winer

Vote: Motion passed unanimously

Miscellaneous

- Memorial Day: Bruce is trying to find someone to power wash
- Road repairs: awaiting cost from S&K
- Tree trimming around inner lakes: a deep trim is needed because everything is overgrown
- Tree replacement around inner lakes

b. Report on the condition of lawns and walk around with LawnSquad

After walk around on 5/1/25 LawnSquad came back with several recommendations and pricing: slit seed repair, core aeration with and without overseeding, hotspot emergent treatment for crabgrass, phosphorus treatment and per unit aeration/overseed; Bruce to have other contractors review the recommendations and get their thoughts

One recommendation deals with spraying for weeds around the lake; Bruce to discuss with the company that handles our lakes

One item that was missing was moss growth; Bruce to discuss with LawnSquad

c. Meeting with Ashley Kulhanek, OSU Extension Service: Bill awaiting feedback

d. Tree replacement by the ponds: awaiting estimated costs

e. Snow poles, along driveways: need to think about ways to keep them standing up; perhaps they need to be hammered in or use different poles that are sturdier?

f. Common Area sprinkler system: Bruce informed that they are not yet put in and once they are, he will go to the water department and request monthly readings

7. Welcoming Committee Report: (Don Kelley)

The Welcoming Committee met with three new residents on April 22nd

8. Old/New Business:

- a. Vector Security – Preliminary inquiry on camera service (Rick Carnahan)
We pay \$300 annually to keep videos only in the guardhouse and only for 30 days; Bill reached out inquiring about the age of our equipment and alternatives to keeping videos

Bill also reached out to LitFiber about video storage in the Cloud

- b. Country Lakes HOA Annual June 19th Meeting
 - i. Two Director Positions are Open (Bill Hanigan/Lisa Greb): no suggestions for replacements at this time
 - 1. Website Link:
https://drive.google.com/drive/folders/1H14qfCwE7cp0-fNOYm4ZuQTakvcf0_ML
 - ii. Review 2024 Annual Meeting Format
 - 1. Website Link:
<https://drive.google.com/drive/folders/1EizwVxlki4weQ0j34dxsNE4FdYF-80bY>
 - iii. Confirm Dinner/Meeting at Fox Meadow CC
Don confirmed that date with the clubhouse; he was told that the number of reservations and meeting attendees are due to them 10 days prior

Room setup was discussed and all agreed to move the podium/officers table to in front of the window, away from the doors into the kitchen
 - iv. Board Assignments for the Annual Meeting

Bill to send out reminder emails with the first going out later this week

Lisa will handle the sign in table and take minutes

Everyone is to prepare their part of presentation for review at Trustee Meeting in June

9. Next Meeting June 9, 2025

- a. Location: 3918 Hedgewood Drive, Kelley Residence

10. Adjournment

Motion to adjourn: Vince D'Angelo at 8:23 PM

FINAL
