

Country Lakes Homeowners' Association
Trustee Meeting
August 18, 2025

1. Lawn Squad Presentation

By: Phil Kuchta (Director of Commercial Business)

Key points made during presentation:

- Phil has been with Lawn Squad (LS) for approximately 5 years and is Country Lake's (CLs) contact with LS.
- Aeration is the most important single thing to keep a lawn healthy and is included as part of CLs current contract with LS.
- Overseeding:
 - Process is to pull plugs and overseed at the same time.
 - Hoping to have aeration and overseeding done before Labor Day.
 - If aeration and overseeding is done before Labor Day or within a week or so afterward, there is a 70%-90% seed germination rate vs a 50% germination rate if the process is delayed until October.
 - Overseeding will be done using a grass seed mixture consisting of 70% Kentucky bluegrass and 30% perennial ryegrass.
- Don Kelley asked Phil for a 3-year, leveled payment aeration/overseeding proposal. Phil committed to supplying the same by close of business on 8/23/2025. The intent of this schedule is to allow the Board to evaluate the proposal and if found acceptable, authorize this year's work to proceed prior to or shortly after Labor Day.
- LS suggested actions to facilitate best results if aeration/overseeding is authorized:
 - Mark sprinkler heads prior to aeration.
 - Apply top dressing to any lawn bare spots.
 - Water regularly (keep ground moist) for the first two weeks after overseeding.

2. Call Meeting to Order:

Meeting of the August 18, 2025, Country Lakes HOA Board was called to order by President Bill Hanigan at 7:39 PM, Monday, at 3953 Hedgewood Drive (Hanigan residence)

Board Members:

Bill Hanigan – in person

Kerry Winer – absent

Vince D'Angelo – in person

Jim Veglia – in person

Don Kelley – in person

Other requested attendees:

Anthony Embrogno – in person

Bruce Buller - in person

3. Actions Taken by the Board Without a Meeting Since July 14, 2025: None

4. Approval and Review of Minutes: Jim Veglia

Motion to Approve the July 14, 2025, Board Minutes, 2nd draft as revised:

Motion to approve: Vince D'Angelo

Seconded: Bill Hanigan

Vote: Motion passed unanimously

5. Financial Report: Don Kelley

a. Treasurer's Report:

i. Financial Update:

As of 8/15/2025 the Balance Sheet showed a balance of \$490,859.09 with \$480,037.68 in Reserve.

ii. Edward Jones Reserve Fund Report:

As of 8/15/2025 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: Jim Veglia

Seconded: Vince D'Angelo

Vote: Motion passed unanimously

6. Design Review Committee Report: Vince D'Angelo

a. New DRC Resident Applications and their Status:

Address	Improvement	Status
4025 Watercourse	Replace Damaged Porch Wall	Approved 7/14/25
3954 Hedgewood	Front Yard Tree Removal	Approved 7/16/25
4107 Watercourse	Garage Door Replacement	Approved 7/29/25
3992 Hedgewood	Retractable Awning	Approved 7/29/25

4081 Watercourse	Addition of Basement Egress Window	Approved 7/31/25
4085 Hedgewood	Front Tree Removal	Approved 8/5/25
4093 Watercourse	Replacement of Majority of Windows and Garage Door	Approved 8/14/25

b. Other:

None

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

a. Property Manager's Report

i. Activities

- 3972H (Conger) emailed PM about trimming of ridge line behind evergreens. Eckliff contacted; trimming was done.
- 3946H (Bellinger) contacted PM about broken sprinkler, possible after edging. Also asked PM for help contacting Master Assoc., PM requested Anthony Embrogno to contact member with help.
- 4112W (Rench) PM talked with her after roadwork was completed. Told her lawn repair would be done later in year.
- 4098W (Johnson) Member was able to get sprinkler head repaired. She is waiting for refund of money paid to fix one of the 2 broken sprinkler heads. PM also told her lawn repairs will be done later.
- 4020H (Platner) email about front lamp post. PM suggested he call Mueller.
- 3978H Paulovich called asking about a second trimming of bushes. PM told member we were only doing trimming once this year.

ii. Contractors

- Pond Control
 - a. Still waiting for repair costs on fountain and age of same.
- Lawn Squad
 - a. 4th weed & feed this month.
 - b. Aeration done by end of August or 1st week of September.
- Eckliff Group
 - a. One sprinkler head issue.
 - b. Working on treating weeds.

iii. Other

- Trees
 - a. Received a third (and lowest) bid for 1 day of trimming and shaping trees around inner lakes. Board will review and evaluate what action to take on proposal.

- b. Reported dead tree behind 4104 Hedgewood is on Master Association (MA) property. Buller to advise member to contact MA for removal.
- Roads
 - a. Eric Palusinski and PM inspected drains. All except one need repairs. Waiting on estimates on road patching, drain repairs and end of driveway patching.
- PM is working on 2025 Liability Insurance & Workman's Compensation documentation from CL contractors.
- PM is working with Board on invoice to Master Association for maintenance costs of common areas.

8. Welcoming Committee Report: (Don Kelley)

- a. Several new members have moved in or are moving in shortly. Don anticipates holding a welcoming committee meeting for these members in October.

9. Old/New Business:

- a. Fox Meadow CC confirmed that Country Lakes Trick or Treat 2025 can be supported on October 22nd.
- b. Jim Veglia reported that all trustees have submitted job descriptions except Vice President and Secretary (Jim must get with Bill to flesh this out).
- c. Board discussed topic of storing covered pickup truck on front drive in golfing community. Board determined such storage was in accordance with law and governing CL documents, and that no further action will be taken in this case.
- d. President noted that the Country Lakes at Fox Meadow HOA Statement of Continued Existence is due to the OH Secretary of State before 09/30/2025. Kaman & Cusimano will assist with submittal.

10. Next Meeting September 8, 2025

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

11. Adjournment

- a. Motion to adjourn: Jim Veglia at 8:35 PM

12. Executive Session - None