

Country Lakes Homeowners' Association
Trustee Meeting
May 11, 2026

1. Call Meeting to Order:

Meeting of the May 11, 2026, Country Lakes HOA Board was called to order by President Bill Hanigan at 7:00 PM, Monday, at 3918 Hedgewood Drive (Kelley residence)

Board Members:

Bill Hanigan – in person

Kerry Winer – in person

Don Kelley – in person

Vince D'Angelo – in person

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. None

3. Approval and Review of Minutes: Jim Veglia

Motion to approve March 9, 2026, meeting minutes:

Motion to approve: Don Kelley

Seconded: Kerry Winer

Vote: Motion passed

4. Financial Report: Don Kelley

- a. Treasurer's Report:

- i. Financial Update:

As of 04/30/2026 the Balance Sheet showed a balance of \$528,811 with \$475,835 in Reserve.

As of 04/30/2026 the P&L Statement showed actual expenses YTD to be \$49,530 against a YTD budget of \$72,456; and actual reserve expenses of \$0 YTD against a budget of \$5,961 YTD. It was noted that the budget underage was due to expense timing and that expense amounts were in line with budget.

- ii. Edward Jones Reserve Fund Report:

As of 05/09/2026 the current (Quarterly) rotation of CDs with a 12-month maturity:

Maturity Date	Maturity Value	Rate of Return
07/22/2026	\$114,000	4.15%
10/23/2026	\$110,000	3.65%
02/05/2027	\$115,000	3.75%
05/06/2027	\$117,000	3.85%

- iii. It was reported that the issues encountered when First Financial took over Westfield Bank appear to have been resolved. At the point of takeover, the banks did not transport customer ACH data. This has delayed residents' monthly ACH charges. However, two ACH charges were made to residents in April. This brought all residents using ACH current.

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
4087 Watercourse	Garage Lights Replacement & Painting Shutters	Approved 4/15/26
3929 Hedgewood	Existing Deck Replacement	Approved 4/15/26
4090 Watercourse	Patio Replacement & Expansion	Approved 4/16/26
4063 Watercourse	Front Window Replacement	Approved 5/8/26

- b. Other: None

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

- a. Property Manager's Report

i. Activities

- 4041H (Gandolf) emailed concerns about mowing when wet and the weight of the mowers. PM stopped and talked with resident about her concerns.
- 4023H (Greb-Burne) emailed about what services the HOA provides. The Secretary took an action to post a list of services the HOA provides on the Country Lakes website.

- 4077W (Walschon) called to say the landscaper did a great job. Resident inquired about mulch and the PM provided the requested information.
- 3999H (Graf) texted about how lawn looks after mowing. PM committed to checking the resident's lawn out.
- 4115W (Garvey) texted about the clumps of grass left on their lawn for the second week in a row. PM photographed the grass clumps on the lawn, sent the photos to Eckliff and left a message for Ken (Eckliff contact).
- 3983H (McKee) called about painting her front door. PM referred resident to the DRC chairman. The resident asked the PM about who could fix a sprinkler problem. PM referred resident to Salupo.
- 4021W (Klein) called and sent photos of lawn damage resulting from Frontier fiber installation. PM left message with resident saying the HOA is waiting to see if Frontier's patching is working.
- 3925H (Merkle) called about damage from Frontier fiber installation. PM told resident the HOA is waiting to see if Frontier's patching is working.
- 4080W (Auker) left a message about the condition of his back lawn from mowing. PM checked lawn out and noted it is in bad shape. PM contacted Eckliff to come up with a plan for restoration.
- 4051H (Kilmer) notified PM that the Sunset Lake fountains are out. PM checked fountains out on 5/11 but noted that they were on.

ii. Contractors

- Jackson Hunter (JH)
 - a. Three residents' sprinklers damaged by snowplowing still need to be repaired. A fourth resident had the sprinkler repaired on their own and JH reimbursed them.
 - b. One resident's garage door damaged by snowplowing still needs to be repaired. All other repairs are complete.
 - c. The board discussed gouges left in some driveways by snowplowing. Short of replacing entire driveways, there does not appear to be a method of repairing the gouges that would not stand out. To prevent this from happening in the future, the Board and PM are to explore requiring use of poly snowplow blade inserts by snowplow contractors.
- Eckliff
 - a. Current plan is to have mulching completed by 6/30/2026.
- Miscellaneous

- a. PM request to have Eckliff remove 2 junipers from near front entrance and to mulch in their place. Motion made to approve \$585 for this work.

Motion to approve: Don Kelley

Seconded: Kerry Winer

Vote: Motion passed

- b. PM requested to have Eckliff restore the ground where 2 pine trees were removed at the entrance. Motion made to approve \$213.50 for this work.

Motion to approve: Vince D'Angelo

Seconded: Don Kelley

Vote: Motion passed

- c. The President requested the Board to approve the 2026 agreement with the Master Association to maintain the Master Association green spaces. Motion made to approve the 2026 agreement in exchange for \$8,218.

Motion to approve: Vince D'Angelo

Seconded: Jim Veglia

Vote: Motion passed

7. Welcoming Committee Report: (Don Kelley)

- a. No report

8. Old/New Business:

- a. Annual meeting is to be held at 7:00 PM on 6/18/26 at the Fox Meadow Country Club dining room. Board Secretary confirmed venue with club food & beverage director.
- b. Discussed the need to replace the Board Vice President whose term will end in June, as well as the Board Treasurer and the DRC Chairman who will both be moving out of Country Lakes in June and May respectively.

9. Next Meeting June 8, 2026

- a. Location: 4003 Hedgewood Drive, Veglia Residence

10. Adjournment

- a. Motion to adjourn: Vince D'Angelo at 8:17 PM

11. Executive Session – Conducted an executive session.