

Country Lakes Homeowners' Association
Trustee Meeting
April 14, 2025

1. Call Meeting to Order & Introduction:

Meeting of the April 14, 2025 Country Lakes HOA Board was called to order by President Bill Hanigan at 7:01 PM, Monday, at 3953 Hedgewood Drive (Hanigan 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
Carolyn Lesiak – in person (interested in Secretary position)
Kevin Ford from Jackson Hunter – in person (CL account manager)

2. Actions Taken By the Board Without a Meeting Since March 10th:

- a. Payment agreement contract for Fox Meadow green space maintenance - complete for 2025; one year contract only; will revisit early 2026

3. Approval and Review of Minutes: Lisa Greb

Motion to Approve the March 10, 2025 Board Minutes, 1st Draft with changes:
Motion to approve: Kerry Winer
Seconded: Vince D'Angelo
Vote: Motion passed unanimously

4. Financial Report: Don Kelley/Anthony Embrogno

- a. Treasurer's Report: (including)
 - 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: sufficient funds remain after adjusting budget for noted expenses; as of 4/13/2025 the Balance Sheet showed a balance of \$554,122.90 and there is \$464,203 in Reserve
 - ii. April 22nd Maturity of Goldman Sachs CD & Current Volatility of Bonds:
After discussion there was a motion by Bill Hanigan to continue bundling our four CDs with Edward Jones
Motion to approve: Don Kelley
Seconded: Kerry Winer

- Vote: Motion passed unanimously
- iii. New Resident Status Report and ACH Enrollments: all residents are either enrolled or pay their dues yearly
 - iv. Status of Tax Filing for Year 2024: Anthony needs to finish, will have Don sign and then get in the mail tomorrow

b. (Motion Needed to Approve Treasurer's Report)

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:
 - 3929 Hedgewood: front landscaping replacement; improved 3/26/25
 - 3922 Hedgewood: roof replacement; approved 4/3/25
 - 3953 Hedgewood: installation of front railing; approved 3/10/25
 - 4090 Hedgewood: front window replacement; approved 4/9/25

6. Property Manager Report: (Bruce Buller)

- a. Property Manager's Report

Activities

4086W: problem with mailbox door; has been repaired

4031H: drain cover replacement; will be purchased/installed week of 4/21

Lights Out Report for April

Watercourse 4025, 4053

Hedgewood 3934

Contractors

Jackson Hunter

All flags and driveway removed

2 invoices have been reviewed and approved

Eckliff Group

First week of mowing complete (mostly fronts lawns); no complaints

Lawn Squad

First application applied; issue with homeowners not having lawns fertilized; they will be coming out soon to walk around Country Lakes and determine reseeding needs due to grubs

Eric Palusinski (masonry & road)

Met with Eric (4-11-2025) and he will be providing estimates for 10 areas of road to be patched

4112W has a drain issue (end of driveway at road); Eric provided a quote
Bruce to take it apart and rebuild; Bruce to contact S & K for another quote

Mark Gibbs Electric

Bruce to contact Marc to complete wiring for fountains and check all lights
entrance; Bruce checked the power cabinets on 4/13 and water level is low
enough to work on

- b. Contractor reports (Bill Hanigan): contractors will be given the opportunity at the end of the season to address the board on matters related to what went well/what did not/areas for improvement and what the HOA needs to tell residents to aid in their quality of service

Kevin, the Country Lakes account manager from Jackson Hunter, was the first to provide such a contractor report and shared the following information:

- 42 salt applications through the end of February and one in March; we should budget for 40/year, per his suggestion
 - There are two employees that handle our plowing: one for the road and one for the driveways (using the skid steer) and walkways
 - Typically, it takes 3 1/2 four hours to plow and shovel Country Lakes; don't plow unless at least 2" of snow has fallen
 - Mailboxes have been hit because Kevin stated that the boxes stick out into the road and there is no curb for the driver to follow. He was advised that their location was determined by the US Post Office.
- c. Eckliff Group and their implementing the Fox Meadows green space agreement: no issues
 - d. Other: Kerry has created RFPs for insect control and pond maintenance and sent to Bruce for review

7. Welcoming Committee Report: (Don Kelley)

The Welcoming Committee will meet with new residents and is scheduled for April 22nd.

8. Old/New Business:

- a. Introduction of an Interested HOA Homeowner to Serve on the Board: Carolyn Lesiak joined the meeting as she's interested in the Secretary position
- b. Country Lakes HOA Annual June Meeting: Don has reserved the room at the clubhouse for 6/19
- c. Solicitations by Homeowner to other residents are not allowed. Don to contact homeowner to remind him of this.
- d. Homeowner request to shorten evening fountain time: after discussion, it was decided to keep fountain times the same (8:00am–10:00pm)

- e. FYI: Ballot Initiative to Change the Ohio Constitution for the purpose issuing \$2.5 Billion over 10 years: voting is on May 6

9. Next Meeting May 12, 2025

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

10. Adjournment

Motion to adjourn: Vince D'Angelo at 8:27 PM

FINAL
