

COUNTRY LAKES HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF TRUSTEES
October 14, 2024

Meeting of the October 14, 2024, Country Lakes HOA Board was called to order at 6:58 pm (Monday) at 3953 Hedgewood (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 – absent
Bruce Buller – via speakerphone for his report

ACTION TAKEN BY THE BOARD WITHOUT A MEETING SINCE ITS July 8th BOARD MEETING:

October 2, 2024: \$693.88 Titan Arbor Care invoice for miscellaneous tree trimming (approved at September meeting)

October 6, 2024: \$138.23 payment to Shawn Smith for new “No Fishing” sign (\$81.64) and new business cards (\$56.59)

MINUTES FROM September 9, 2024, BOARD MEETING: Lisa Greb

Motion to approve the September 9, 2024 Minutes, 1st Draft, as amended about entering into a contract with “Beloved Light Christmas Lights;” Motion to approve: Bill Hanigan and Seconded: Don Kelley

Motion to Approve: Vince D’Angelo

Seconded: Kerry Winer

Vote: Motion passed unanimously

FINANCIAL REPORT: Don Kelley/Anthony Embrogno

Treasurer’s Update of YTD Income and Expenses/Balance Sheet/Reserve and Checking Accounts:

January – September 2024 total income was \$213,850.77 and total expenses were \$189,690.83 compared to 2023 April – December (PP) total income of \$194,370.34 and total expenses of \$208,304.61

Expenses are down for several reasons including insurance savings and tracking closely what goes in and comes out of Reserves (for example, mailbox repairs has always been a general expense when it is a reserve fund expense)

Don and Bill have been breaking things down into more detail which will make budgeting easier going forward, will help with the Reserve Study and will be more transparent to the Board and Homeowners

Total Assets are \$521,085.62 TY as compared to \$477,074.50 LY

Resident Status Report: Property Transfers, & Delinquencies – Moving Notices
None

Reserve Fund: Edward Jones update; asset details as of 9/27/2024

The current rotation of CD's with a 12 months maturity:

Maturity Date	10/9/2024	\$104,000@ 5.45%
Maturity Date	1/22/2025	\$106,000@ 4.75%
Maturity Date	4/22/2025	\$107,000@ 5.05%
Maturity Date	7/17/2025	\$108,000@ 5.00%

Reserve Study: Jeff Ripple has been given all of the information requested; the Board should receive a worksheet within the next couple of weeks

Motion to Approve Treasurer's Report:

Motion to approve: Vince D'Angelo

Seconded: Kerry Winer

Vote: Motion passed unanimously

DESIGN REVIEW COMMITTEE REPORT: Vince D'Angelo:

New DRC Resident Applications and their Status:

4051 Hedgewood: exterior lights replacement; approved 9/13/2024

4020 Hedgewood: storm door installation: approved 9/25/2024

4086 Watercourse: roof replacement; approved 9/25/2024

4023 Hedgewood: roof preservation; approved 10/5/2024

4023 Hedgewood: front, sides, and rear landscaping replacement; approved 10/5/2024

Other: conversations about upcoming Resident Applications

4041 Hedgewood: roof replacement

4021 Watercourse: replacing landscaping

4090 Watercourse: adding a sidewalk from man door in garage to driveway

PROPERTY MANAGER REPORT: Bruce Buller

2024 Activity Including Resident(s) Calls:

4071 Hedgewood: call to report lamp post damage after mowing; Moscarino was contacted and made repair

3958 Hedgewood & 4015 Hedgewood: notified Bruce that they removed flags on Wednesday, thinking aeration had been completed, however it was not completed until Friday; those homeowners were concerned about possible damage to sprinkler heads; Bruce spoke with Lawn Squad and they agreed to repair any broken heads next year

3996 Hedgewood: left a message that the roadwork in front of his home looks great

3937 Hedgewood; called about lamp post; Bruce walked her through how to remove glass and clean it

Moscarino

Repaired lamp post at 4071 Hedgewood

They're waiting for check for sign down by the pond

Lawn Squad

Aeration is complete; they were communication issues as aeration was to be completed before mowing on Wednesday and actual completion did not happen until Saturday

Phosphorus was applied on 10/14/24

Titan Arbor Care

All trimming is complete

Beloved Light Christmas Lights

Awaiting contract; confirmed installation will be complete by Thanksgiving

S&K Concrete

Phase 1 work completed, now a seven day wait to cure; Phase 2 will start on either Friday, 10/18 or Monday, 10/21

There might be some issues with the Kimble truck on Hedgewood as the plywood path may be too close to a mailbox, but they will need to resolve as their truck can't fully straddle the new concrete and they cannot yet drive on the new concrete

Medina Sewer and Water

Recent bills for the front entrance have been much higher than in the past; Bruce has a call into Salupo as he thinks that they may have extended the 5 zones from 1 hour to 1 ½ hours; Bill to provide Bruce with billing details

Security Cameras at the Front Entrance to Country Lakes

Currently the cameras are hardwired and to view recordings, they need to be accessed at the Guardhouse; Bill contacted Medina County Fiber Network asking if they have a solution that can connect us to a cloud provider and was referred to Lit Fiber

Armstrong Cable

Bill contacted Armstrong to find out if they could remove any unnecessary cable boxes within Country Lakes as they are an eyesore; Armstrong agreed to investigate further; Bill is awaiting confirmation as to locations of boxes that can be removed as well as a timeline to complete this work

Contractor/Service Provider Certificate of Insurance

Bruce is still working to get this; hopes to have them all by the end of October

Initial suggested 2025 Budget Expenses

Bruce hopes to have all Property Manager budget expenses by the end of October

WELCOMING COMMITTEE REPORT: Don Kelley

Nothing new to report; will not have another get together until there are two new residents

OLD/NEW BUSINESS:

Halloween Trick or Treat event:

Remainder that this will take place on Wednesday, 10/23/2024; more information forthcoming from Fox Meadows; Montville police have been contacted and will be present that evening

Corporate Transparency Act & HOA Board Filing

Reminder that all Board members need to go to Atlas in the Kaman & Cusimano website to update their information, which includes a photo of their driver's license

HOACountryLakes.net (Go Daddy & MailChimp)

Authentication has been completed so now all residents should be able to receive HOA emails more easily; this had been an issue because residents have different email providers (i.e. gmail, Armstrong, etc.)

HOA Express, HOA Net Domain, G-drive, etc.

Bill would like to have an HOA website that is easy to maintain/update and is affordable; would like to integrate what homeowners now use under Twitter/Facebook into our website; benefits would be less to monitor and a more reliable website host; would like transition to occur in 2025

Next meeting date is November 11, 2024, 7:00 pm at the D'Angelo Residence (4004 Hedgewood)

Request to adjourn at 7:56pm

Motion to adjourn: Vince D'Angelo

FINAL; approved 11/11/2024