

**Country Lakes Homeowners' Association**  
**Trustee Meeting**  
**March 10, 2025**

**1. Call Meeting to Order & Introduction:**

Meeting of the March 10, 2025 Country Lakes HOA Board was called to order by President Bill Hanigan at 7:05 PM, Monday, at 3945 Hedgewood Drive (Winer residence)

**Board Members:**

Bill Hanigan – in person  
Kerry Winer – in person  
Vince D'Angelo – remotely, via GoogleMeet  
Lisa Greb – in person  
Don Kelley – remotely, via GoogleMeet

**Other requested attendees:**

Anthony Embrogno – in person  
Bruce Buller - in person

**2. Actions Taken By the Board Without a Meeting Since December 12th:**

None

**3. Approval and Review of Minutes: Lisa Greb**

Motion to Approve the January 6, 2025 Board Minutes, 1st Draft:  
Motion to approve: Kerry Winer  
Seconded: Don Kelley  
Vote: Motion passed unanimously

**4. Financial Report: Don Kelley/Anthony Embrogno**

- a. Treasurer's Report
  - i. As of 3/10/2025 the Balance Sheet showed a balance of \$546,216
  - ii. There is \$464,205 in Reserve
  - iii. Salt was budgeted at \$1,800; so far our cost is at \$6,000
  - iv. Financial impact from FMHOA decision on their Green Space surrounding Country Lakes
- b. Resident Status Report: Property Transfers & Delinquencies – Moving Notices
  - i. ACH Forms from New Residents: we have all of them except for 4085H
  - ii. Outstanding Property changes: none
- c. Reserve Fund: Edward Jones: Asset details as of 3/6/2025; the current rotation of CDs with a 12-month maturity:

| <u>Maturity Date</u> | <u>Maturity Value</u> | <u>Rate</u> |
|----------------------|-----------------------|-------------|
| 4/22/2025            | \$107,000             | 5.05%       |
| 7/17/2025            | \$108,000             | 5.00%       |
| 10/17/2025           | \$110,000             | 4.00%       |
| 1/29/2026            | \$111,000             | 4.15%       |

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:  
4085 Hedgewood: front yard invisible fence; denied 1/27/2025  
NOTE: old owners were denied and new owners were told to submit for backyard invisible fence once they have moved in  
3938 Hedgewood: outdoor light replacement; approved 2/8/25  
4090 Watercourse: replacement of front porch post; approved 2/15/25  
3950 Hedgewood: roof replacement; approved 2/19/25

## **6. Property Manager Report: (Bruce Buller)**

- a. Property Manager's Report on Activities

3964H, 3966H & 3979H: mailboxes damaged by snowplow; all have been repaired and invoice sent to Hunter Jackson

4049W: sprinkler head damaged by snowplow; will be repaired in the Spring

4095W: emailed with concern about leaves in backyard from last winter; owner believes they will kill the grass; those leaves fell in November, after the last mowing; Bruce is working with new contractor (The Eckliff Group)

4119W: tree removal discussed; the HOA will pay for the removal and stump grinding; owner will need to submit proposal to DRC for new tree(s)

### **Lights Out March**

4025W: new residence; first notification sent

4029W: first notification sent/resolved

3934H: currently in Florida; will take care of it when they return

3975H: first notification sent/resolved

### **Contractors**

Jackson Hunter: they were out today repairing lawn damage

The Eckliff Group: Bruce confirmed they have the manpower to service Country Lakes; mowing will continue to be on Wednesdays; spring cleanup could start this week; Bruce has requested a quote for bagging grass clippings on the first mow (if needed), which will be in April

Titan Arbor: Bruce walked the inner lakes with them to review tree and shrub

trimming; it was recommended that tree trimming be done in May or June; shrub deep trimming should be done in the Fall but prior to that, during the Summer, the shrubs will need to be identified to ensure proper trimming

b. Other:

Request for other projects submitted: mulch removal and lawn damage repair from 2024 cement work

Mulch removal (from 15 homes) proposals:

Jackson Hunter: \$2,800 (same as in 2024)

Eckliff Group: \$2,862; it was decided that even though their quote is a bit higher, they would be awarded the work since they are the ones putting down the mulch this year

Motion to approve The Eckliff Group's proposal for mulch removal:

Motion to approve: Don Kelley

Seconded: Kerry Winer

Vote: Motion passed unanimously

Contractors' Insurances Coverage for upcoming year:

Five contractors' insurance policies will be expiring in the next two months so Bruce will reach out to them and obtain new policies

We still do not have any policy information from J&J Renovation; we need that from them as they still have work to do on the mailboxes

Road drain at 4112W: the brick area between the metal drain and the vault is collapsing; Eric will be supplying us with a quote in April and we will also be doing a inspection this year; Bruce has informed the homeowners about what is happening

**7. Welcoming Committee Report: (Don Kelley)**

Meet and greet tentatively scheduled in early April for 4056H, 4097W, 4025W, 4074H, 4093W and 4085H

**8. Old/New Business:**

- a. Statement of Continued Existence: Expires 9/30/2025 – K&C has been notified
- b. Kaman & Cusimano: 3/20/25: "Trending Topics" & and 5/20/2025 "Board Orientation;" try to take advantage of these virtual seminars and video presentations
- c. Montville Township Police Department 2024 Annual Report – sent to all Country Lakes Homeowners; possible safety tax increase on upcoming fall ballot
- d. Fox Meadow Phase 1 Road Repair by Montville Township to begin this Summer
- e. Master Association Covenants: Amendment C "Controls on short-term leasing for residents" – requires 67% (67 C/L Residents are reported as not voting); the

list that we received was not correct as some Board members voted, but it shows them as not voting; once we receive a corrected list, it will be sent to all Country Lakes homeowners encouraging them to vote

- f. A letter of resignation, effective June 19, 2025, was presented by Lisa Greb
- g. Thanks to Bruce we now have photos of all original Country Lakes' Developer construction maps; they are located on the Board's G drive
- h. Website: Anthony volunteered to work on obtaining quotes to revamp the website and possibly merge all of our current programs (i.e. MailChimp, HOA Express, etc.)
- i. RFPs are needed for spider control, pond control, website revamp and Christmas decorations/lights
- j. Master Association Green Space Maintenance: Bill drafted a contract between the Fox Meadow Master HOA and the Country Lakes at Fox Meadows HOA detailing the 2025 costs associated with cutting, mulching and fertilizing specific FMHOA green space; Bruce Buller suggested listing our other maintenance items that are typically performed to CLHOA green space (insect control, etc.) and associated costs before sending to contract to FMHOA

Motion to approve the Proposal Language, add additional maintenance items/costs and send to FMHOA:

Motion to approve: Don Kelley

Seconded: Vince D'Angelo

Vote: Motion passed unanimously

## 9. Next Meeting April 14, 2025

- a. Location: 3953 Hedgewood Drive, Hanigan Residence
- b. Meeting Calendar for upcoming year

| <u>2025</u>                                  |  | <u>2026</u>                                  |
|----------------------------------------------|--|----------------------------------------------|
| <b>April 14<sup>th</sup> – Monday</b>        |  | <b>January 12<sup>th</sup> – Monday</b>      |
| <b>May 12<sup>th</sup> – Monday</b>          |  | <b>February 9<sup>th</sup> – Monday</b>      |
| <b>June 9<sup>th</sup> – Monday</b>          |  | <b>March 9<sup>th</sup> – Monday</b>         |
| <b>June 19<sup>th</sup> – Annual Meeting</b> |  | <b>April 13<sup>th</sup> – Monday</b>        |
| <b>July 14<sup>th</sup> – Monday</b>         |  | <b>May 11<sup>th</sup> – Monday</b>          |
| <b>August 11<sup>th</sup> – Monday</b>       |  | <b>June 8<sup>th</sup> – Monday</b>          |
| <b>September 8<sup>th</sup> – Monday</b>     |  | <b>June 18<sup>th</sup> – Annual Meeting</b> |
| <b>October 13<sup>th</sup> – Monday</b>      |  | <b>June 18<sup>th</sup> – Annual Meeting</b> |
| <b>November 10<sup>th</sup> Monday</b>       |  |                                              |
| <b>December 8<sup>th</sup> - Monday</b>      |  |                                              |

## 10. Adjournment

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

|       |
|-------|
| FINAL |
|-------|