

COUNTRY LAKES HOME OWNERS ASSOCIATION

MEETING OF THE BOARD OF TRUSTEES

DATE: AUGUST 18, 2020

MEETING of the August 18, 2020 Country Lakes HOA Board was called to order at 6:09 PM (Thursday) via video conferencing. A note is in order to explain for future reference that due to the healthcare pandemic of Covid-19 both federal and state government authorities and healthcare experts encouraged that “social distancing” be instituted. This is a continuance of compliance to the government order and meeting via video conferencing.

BOARD MEMBERS:

Shawn Smith - Participated

Bob Beres – Participated

Art DePompei - Participated

Bill Hanigan – Participated

Jeff Laub– Participated

OTHER REQUESTED ATTENDEES:

Bruce Buller – Participated

Anthony Embrogno – Participated

Vince D’Angelo – Viewed the Meeting as an invited Guest and potential future Board Candidate.

MINUTES OF LAST BOARD MEETING:

The July 22, 2020 Revised Minutes of the Country Lakes HOA Board were presented. Art DePompei had presented several changes to the Treasurer’s Report to exact improved clarity in both the filing of the 2019 federal tax return, and the dues payment through ACH. Discussion was had and a further clarification was made.

Motion to Approve the Revised Minutes as amended of July 22 was submitted by Art DePompei.

Motion was seconded by Bob Beres

The Vote was called with all members voting for the Motion, and none in opposition

FINANCIAL REPORT:

The Treasurer, Art DePompei, provided to the Board four documents which had been placed in the Board’s DropBox. They included the July ’20, Balance Sheet, Budget vs. Actuals: Budget— 2020-FY20 P&L (July), Budget vs. Actuals: Budget-2020-FY20 P&L (January –July). The year-to-date budget to actual was not available last month due to software changes made by the QuickBooks, and he indicated that the issue had been fixed.

Art DePompei reported that revenues had exceeded expenditures by \$6,448.47 for the month. Our total Reserve Account held as of the end of July \$505,192.65. Our Checking Accounting held \$22,976.550 for a total of \$528,169.50.

The property at 4073 Watercourse is set to close in September. It would appear that a realtor had used the website query system to troll for prospects. The Board expressed its disdain for such an approach and would not respond to the query.

Art DePompei and Anthony Embrogno reported that following the ACH Letter to Homeowners that ten additional residents had submitted applications to become part of the ACH dues paying system. This brings the total number of ACH paying to seventy-seven. He reported a need for an additional outreach to those not yet using the ACH system.

On September 6th a CD meets maturity and interest to be paid in an estimated amount of \$800.00. The current bank and government yields were discussed in relation to the securing of a new financial instrument at that time.

This concluded the Treasurer's Report

Motion to Approve the Treasurer's Report was submitted by Bob Beres.

Motion was seconded by Bill Hanigan

The Vote was called with all members voting for the Motion, and none in opposition

DESIGN REVIEW COMMITTEE REPORT:

Jeff Laub, DRC Chair reported on the applications received and or acted upon since our last meeting. The Design Review Applications include:

- 3934 Hedgewood –Painting Garage door and trim – white - Approved
- 3942 Hedgewood – Roof Replacement with approved shingle- Approved
- 4030 Watercourse – Paint the deck & replaced patio – Approved
- 4021 Watercourse – removing three spruce trees & rebuilding retaining wall - Approved

Jeff further noted that the number of applications for improvements or changes has dropped significantly, which is probably related to the lateness in summer. He further noted that he is working with Vince D'Angelo in the DRC activities.

LANDSCAPING / MAINTENANCE REPORT:

Bruce Buller, Property Manager announced that he was preparing to go out for bids on available work for landscaping, snow plowing, (current contract runs thru March 2021), tree maintenance, chemical treatments, and mulching. He asked Board Members if they had any contractor that they wish to have included in the bidding process to notify him.

Bruce Buller went from his posted "July August Activity" report. There were a number of items that were still not yet complete and included:

- Plant trees: Mueller had postponed the planting of trees until the hot weather subsided, and remains to be done
- Reseed bare spots: These are the areas around the rocks by the corners and speed bumps. Mueller requested that they not be reseeded until the weather cools
- All other previous items have been handled.

Bruce asked the Board to notify residents not to have their automatic sprinkling systems scheduled for Wednesday watering. The mowers and their heavy equipment end up placing

ruts in the lawns. The mowers, unfortunately in most cases do not notice the saturation until they are on the lawn with the equipment.

Several Homeowners approached Bruce with their issue(s):

- A homeowner was requesting reimbursement for the repair of electric wire to their lamp post which they believe was cut when edging was conducted. Bruce found that the wire installation was not the required depth for such installs and reimbursement would not be forthcoming.
- A mailbox issue was handled
- A resident requested trimming of their front tree. They were informed and was pleased to hear that tree trimming was recommended and will be done in the winter.
- A lawn issue concerning crab grass was referred to Weed Pro.
- A resident, who had their driveway stained by a TreeMaster truck, has been in contact with the contractor and the issue being addressed
- A mailbox was damaged by a vehicle, and our contractor contacted to make the repair.

There were several future property issues that needed to be addressed:

- Road repair is to be conducted, shortly, and the contractor has requested that we notify the residents closest to the repairs notified. They have asked for access to water at those locations in order to hold down sawing dust.
- There was an issue with obtaining a new floatation collar for one of the pond pumps in that the previous manufacturer is no longer in business. An alternate source has been found.
- Residents who had previously committed to removing tree stumps from their yards have not yet complied with their commitment. Shawn stated that he would reach out to those home owners.
- Bruce had asked if any of the Board had examined the pilot effort to use epoxy to repair a road issue by the guard house. The response was that the color was not acceptable and the need to eventually replace sections of the road that were severely cracked and damaged, which is the purpose of our Reserve Fund.

OLD BUSINESS

Annual Meeting: The continual pandemic obstacle in the holding of an Annual Meeting would be again forwarded to Kaman and Cusimano (attorneys). The attorneys in their recent newsletter speak to the issue, but it would require changes to some governance issues which require a vote of homeowners. Shawn will be speaking with them about alternative measures in an effort get the meeting held.

ACH Letter: In that the subject was discussed in the Treasurer's Report, no further discussion was had.

Property Transfer: The Board was sent a draft letter by email by Shawn Smith, President. It was to convey to the Master Association our intent and issues surrounding the current status of

ownership and payment of upkeep of the property which is currently owned by the Master Association and rings the Country Lakes properties. A meeting is scheduled for representatives of the Country Lakes HOA Board (Shawn Smith and Bill Hanigan) to discuss with the Master Association Board on this matter.

The two main issues are control over the use and upkeep costs of the property. It was stated that prior to the current status where the property is mowed once per month, lawn fertilization, weed control, aeration and mulching of trees is conducted. The reimbursement of our \$11,035 annual cost is only \$4,320. Our Board was also concerned that any desired or needed changes would now have to be approved and paid by the Master Association.

The discussion explored other concerns over the ownership and an approach to find some relief in the costs incurred by Country Lakes for this adjacent property. The acquisition, easement, or cost renegotiations were all explored. The emphasis was to obtain ownership or obtain relief for the costs attributed to its maintenance.

Insurance Coverage: Bob Beres reported that our current insurance agent could not find an insurance policy that would provide coverage for a non-employee's work related injury. Further review of the need for the insurance is to be investigated.

Signage on Inner Ponds (Fishing): The matter is still being worked.

NEW BUSINESS

Halloween: Shawn has advise the Country Club that Country Lakes will not be holding its annual Trick or Treat night. This pertains to the club dinner and hayride. Shawn further stated that in an earlier survey only 63 responses were obtained with 48 requesting that it not be held to only 12 requesting it to be held.

Flags: The United States and Ohio Flags need replacing. Anthony provided Shawn with the flag dimensions from the previous vendor invoicing.

NEXT MEETING: The next regularly scheduled meeting is tentatively scheduled for September 17th at 6:00 PM.

ADJOURNMENT at 7:16 of the formal meeting:

MOTION WAS MADE by Shawn Smith

Motion was carried

Minutes were prepared by William Hanigan, Secretary on August 20thrd.