

COUNTRY LAKES HOMEOWNERS ASSOCIATION
BOARD MEETING
October 16, 2017

Meeting called to Order at 6:00 p.m., at the residence of Roger Grugle.

Persons present: Trustees: Shawn Smith (President), Bob Beres (Vice-President), Roger Grugle (Treasurer), and Ronald Bakeman (Secretary).

Old Business:

Shawn Smith opened the meeting with a review of the September 25, 2017, Trustees' Meeting Minutes. Discussion. Bob Beres moved to approve the Minutes. Seconded by Roger Grugle. Motion passed.

Roger Grugle advised that computer issues prevented the preparation of a written September Treasurer's Report. Roger Grugle orally reported that year-to-date the HOA is significantly under budget and that the Reserves are on target. Discussion. No delinquencies were reported although issues remain with new home owners. Shawn Smith agreed to reach out to the new home owners. Shawn Smith moved to approve the September Treasurer's Report. Second by Bob Beres. Motion passed.

Extended discussion regarding computer/QuickBooks issues. Shawn Smith moved and seconded by Ronald Bakeman to expend \$1,000 to address computer issues with QuickBooks. Motion passed. Shawn Smith moved and seconded by Bob Beres to expend \$300 course costs plus \$100 for materials for Roger Grugle to attend a QuickBooks course. Motion passed.

Shawn Smith agreed to discuss with Bruce Buller the need for Bruce Buller to prepare a draft budget by the November meeting.

Bruce Buller was not present to present a Landscaping/Maintenance Report. Shawn Smith reported the explanation for the increase costs for the Nicoman LLC bid to repair the streets, drains, and sidewalk in Country Lakes was due to increase costs to repair the sewer drain on Hedgewood adjacent to 4031 Hedgewood. Shawn Smith reported that the drain and surrounding area had further deteriorated since last bid. Per the approval of the contract with Nicoman at the last Trustee meeting, subject to satisfactory explanation for increased costs, Nicoman was authorized to proceed with the road and sidewalk repair.

Ronald Bakeman reported no new design requests.

Shawn Smith reported on the roll out of the new Website. Discussion.

Ronald Bakeman reported that following the discussion with an attorney with Kaman & Cusimano, LLC, that Country Lakes homeowners would again have to vote on whether or not to

modify/rescind the Covenant (Article V, Section 5.4) regarding the ability of the Trustees to charge back to homeowners along the golf course lake the costs in any improvements along the shore. The attorneys advised that to accomplish the goal of the Board to be able to make improvements along the shore without having to charge the costs of the improvements back to the homeowners that Article V, Section 5.4 had to be modified and not rescinded. Ronald Bakeman explained that because the Covenant was to be modified and not rescinded, and it had to be filed with the Medina Recorder's Office that drafting the modification constituted the practice of law and had to be drafted by an attorney. Discussion. The Board agreed, because a significant number of Country Lakes homeowners travel south for the winter, that it would be in the homeowners' and Board's best interest to conduct the vote to modify the Covenant at the 2018 Annual Meeting. The Board agreed to have Kaman & Cusimano, LLC, prepare a Modified Section 5.4 to be voted on by the Homeowners in time for our 2018 Annual Meeting.

Ronald Bakeman reported no new actions by the Design Review Committee.

Bob Beres reported on the insurance liability coverage for the Trustees. Discussion. It was agreed that the coverage was adequate.

Ronald Bakeman reviewed his thoughts for an appropriate Code of Conduct for the trustees. It was agreed that Ronald Bakeman would prepare a Code of Conduct based on the ideas that he shared with the Trustees.

Motion to adjourn was made by Shawn Smith and second Roger Grugle. Motion passed unanimously.

Next meeting scheduled for November 21, 2017 at 6:00 p.m. at Bob Beres' residence.
Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Ronald B. Bakeman, Secretary