

COUNTRY LAKES AT FOX MEADOW
HOMEOWNERS' ASSOCIATION ANNUAL MEETING
JUNE 20, 2019

WELCOME: President Shawn Smith welcomed all the Country Lakes Homeowners, and called upon Vice President Bob Beres, who was in charge of registration, to announce the attendance status. Bob Beres announced that we do have a required quorum.

The President called the Country Lakes at Fox Meadow Annual Meeting officially to order at 7:00 PM.

The meeting used a slide presentation. The President presented the Meeting Agenda, and announced that copies were available at the registration.

INTRODUCTIONS:

President: Shawn Smith, present
Vice President: Bob Beres, present
Secretary: Bill Hanigan, present
Trustee & Design Review Committee (DRC) Chair: Jeff Laub, present
Treasurer: Vacant

SPECIAL THANKS:

Bruce Buller, Property Manager
Roger Grugle, Past Treasurer, who had recently sold his Country Lakes (C/L) residence
Delores Schmeiser, Assistant Treasurer, who had recently resigned
Shirley Krcmar, Newsletter
George Shafer, DRC/Photographer
Carol Lesiak, who prepared the 2018 Annual Meeting Minutes
Anthony Embrogno, who has stepped forward and will take on the duties and responsibilities of the Assistant Treasurer
Dawn Serrilli & Lisa Greb, Residential Sign & Beautification Committee

ANNUAL MEETING INFORMATION

Quorum Count was met
Meeting Notification – dated June 1, 2019 was distributed to all Homeowners
Packet sent to all Homeowners
Posted sign at front entrance provided date, time and location of annual meeting
Various Email Communications/ reminders were sent
The 2018 Annual Meeting Minutes were distributed on website/email
A motion was presented by Vince D'Angelo to waive the reading of the minutes and accept the minutes as written.
Motion Seconded by Don Kelley
Motion passed unanimously

PRESIDENT'S REPORT

The HOA Board conducted 12 meetings over the prior year

Kaman & Cusimano conducted information seminar on HOA Management which Board members attended

The Reserve Funding Level which is based on a 2016 Reserve Study by outside professional on the subject, and which examines all Country Lakes Assets is doing very well and being maintained at recommended levels

Construction within Country Lakes of new households is complete with 122 homes

Communications with Homeowners is ongoing and Shawn is easily accessible

Distribution of HOA Board Meeting Minutes are posted on the website

Informational Messages on Topics of Interest are conducted via email blast

C/L has a Complaint and Issue Procedure (sample was presented on a separate slide)

Two complaints were received and homeowners received responses

Issues surrounding property should be addressed to Bruce Buller, Property Mgr.

C/L has a Complaint Form which can be found on our C/L website

Improvements/Changes to property and landscaping must be submitted to our Design and Review Committee prior to the commencement of work and contract commitments.

TREASURER'S REPORT

Reporting in the absence of a Treasurer was Vice President Bob Beres

The financial allocations of Country Lakes identified how funds were distributed in checking, Money Market and Certificates of Deposit, and the amount of those funds in the Reserve Fund.

The 2019 Current Budget Status shows that our expenses are below expectations year-to-date.

Our Reserve Fund is on target for the Fiscal Year, and plans are for a new five-year Reserve Study to be completed in 2021

General Financial Status Notes:

Dues were reduced to \$135 per month for all Home Owners

All taxes are paid and required 1099's issued

All insurances were renewed and 2019 premiums paid

A financial review will be conducted later this year, as we have done so previously

The Country Lakes portion of the asphaltting expense of the access road will be funded from the reserve account. The Master Association will pay their portion of that charge.

A Budget Status of Operating revenues and expenses was displayed and explained

LANDSCAPING, BRUCE BULLER

Major Landscaping Contracts were explained

Mueller Lawn and Landscaping was awarded a new 2 year contract

Sweet Lawns was acquired by Weed Pro, and will continue to cover all lawns, shrubs and trees. This is a two year agreement

Treemasters Tree Service provided trimming for tree's in the front beds of homeowners

Other Services conducted

Trimming the tall grasses and replanting in other areas

Patch and resealing of end of the driveways to protect against driveway runoff under the street

All lamp posts are to be repainted

Mailboxes will be maintained and repaired as needed with 15 being replaced this year

In conjunction with Master Association the access road was resurfaced and the water run-off redirected down to the street, which helps homeowners on either side of the access road

The storm drains were inspected and found one to have the brick lining collapsing. It will be repaired.

The Gazebo was repainted and a new cover for the grill is on order

Aeration will be conducted again this year

DESIGN & REVIEW COMMITTEE (DRC) – JEFF LAUB

Jeff provided an explanation as to the purpose of the Committee and the need for homeowners to comply with the completion of the DRC Form prior to the commencement of any property or landscaping project. He explained how to obtain the form and the approximate turn around by the Committee on the Home Owner's request

Projects which were completed in the past year included:

Christmas Lights, which when presented received favorable attendee response

Parking Areas, the three parking areas had the large trees which obstructed views removed and new landscaping planted

Front entrance landscaping/lighting – project was near completion.

ELECTION OF HOA BOARD MEMBERS

Candidates:

Bob Beres, 2 year term (June 2019 – June 2021)

Bill Hanigan, 3 year term (June 2019 – June 2022)

Art DePompei, 3 year term (June 2019 – June 2022)

The Board having not received any other nominees called for a vote on all three candidates

Motion to elect all three candidates for their terms of office was made by Don Kelley

Motion was seconded by Ted Swartz

Motion carried unanimously

OLD BUSINESS – THERE WAS NO OLD BUSINESS TO REPORT

NEW BUSINESS – THERE WAS NO NEW BUSINESS OFFERED

HOMEOWNERS' QUESTION AND ANSWER

One Question was raised by Don Kelley, 3918 Hedgewood Drive

Question: An amendment was passed during the previous year concerning the upkeep and improvement of land at the lake's edge. Why hasn't improvements been made?

Answer: Shawn responded by stating that the amendment had to do with the charging of homeowners along the lake's edge. Kaman And Cusimano, HOA Attorney Firm was

consulted regarding this issue as to whether the HOA could assume the cost of an improvement made by the HOA and not charge the adjacent homeowner. The Amendment did not deal with improvement actions wanted by the homeowner or others, but only those necessary changes, modification, or improvement necessary as identified by the HOA. In short, “behind your property – it does not state that we would make improvements but would cover cost of changes that are required.”
A further clarification as to what property is owned by Country Lakes HOA and what property in the lake belongs to the Club.

ADJOURNMENT:

A motion to adjourn was presented by Linda Hoffman and seconded by Carolyn Lesiak; it was unanimously approved and the meeting ended at 7:53 PM

Draft Minutes were taken by Bill Hanigan, Board Secretary