

COUNTRY LAKES HOME OWNERS ASSOCIATION

MEETING OF THE BOARD OF TRUSTEES

LOCATION: 3992 HEDGEWOOD DRIVE, RESIDENCE OF SHAWN SMITH, PRESIDENT

DATE: March 13, 2019; 6:30 PM

BOARD MEMBERS:

Shawn Smith, President - Present
Bob Beres, Vice President – Present
Roger Grugle, Treasurer – Present via Zoom Internet Connection
Bill Hanigan, Secretary - Present
Jeff Laub, Trustee – Arrived 6:58 PM

OTHERS PRESENT:

BRUCE BULLER, PROPERTY MANAGER—Present

MEETING MARCH 13th WAS CALLED TO ORDER: BY SHAWN SMITH AT 6:32 PM

MINUTES OF BOARD MEETINGS

December 18th Minutes:

Motion to Approve: Bob Beres
Seconded: Shawn Smith
Approved: S. Smith, R. Grugle, B. Beres & B. Hanigan (J. Laub absent for vote)

January 31st Minutes:

Motion to Approve: Bob Beres
Seconded: Bill Hanigan
Discussion: Motion to correct language in the Agenda Item under Old Business of Signs.
Motion to Approve as Amended: Bob Beres
Seconded: Bill Hanigan
Approved: S. Smith, R. Grugle, B. Beres & B. Hanigan (J. Laub - not yet present)

TREASURER'S REPORT

Roger Grugle reported that the Edward Jones \$50,000 CD had reached maturity on March 6th. He has the CD's maturing in a staggered timeframe of every six months. When he returns, he will roll the funds which are momentarily parked in the Money Market Account into a 23 month CD, which will keep the rotation of maturities in a six month time frame.

Our over-under account shows that we are in a good position. He also reminded the Board that he is not adding to the reserves this year, as was agreed upon by the Board.

He will file this year's Income Tax report upon his return and has already provided a 1099 to those so requiring the form.

Roger in response to a question regarding the status of current payments by homeowners stated that he has found QuickBooks has difficulties in how it handles advance payments. Several of the homeowners have prepaid a quarter or more. He will explore the matter further upon his return.

Roger provided the Board on-line (Drop Box) reports: February 2019 Treasurers' Report, Balance Sheet for February, February Budget Report, & February Profit and Loss Detail.

Motion to Approve the Treasurer's Report: Bob Beres

Seconded: Bill Hanigan

Motion Approved S. Smith, B. Beres, B. Hanigan & R. Grugle (J. Laub- not yet present)

DESIGN COMMITTEE REPORT

Jeff Laub, Chair of the Committee stated that there were no new issues or submissions.

LANDSCAPING/MAINTENANCE REPORT – BRUCE BULLER

Bruce Buller reported that there has been plow damage to a number of properties in the development. The contractor is responsible for the correction of the damage and will be doing so as the weather warms. Currently, some of the sod is too frozen to move.

Winter trimming of bushes has been completed and the beds are being prepared for spring mulch.

A 2019 Project: Front Lamp Posts and their painting: It was reported that we have 122 homes of which 20 had gas front lamps. This will be a May-June project. A high heat paint will be used to accommodate the gas lamps. All lamps will be painted at HOA expense to ensure consistency of color and appearance.

The Emergency access road will be resurfaced. Bruce will reach out to the President of the Fox Meadow Master Association to determine if a coordination of effort on the project can be achieved and thereby reducing costs to the Master Association.

A grill cover will be purchased for the Gazebo grill.

A new pump for the pond was approved and Salupo will be installing it after weather warms.

There is a turn-on charge of \$50 issued by Medina County Sanitary Engineers for the water at the front entrance. There is a dispute with the Sanitary Engineers over whether they sent the notification, but they are unwilling to discuss it.

Bruce notified the Board that mowing will remain on a Wednesday schedule and that Fertilization will occur on a Friday.

No Board Action Items reported.

OLD BUSINESS:

Landscaping:

Entrance to Country Lakes (island with the guard house) was discussed. Jeff Laub had several initial concepts offered which he shared with the Board. The arborvitae was now overgrown and needed to be removed. This was also true for the three parking areas in the development, where the height and thickness of the arborvitae made it visually difficult to back out of these spaces. The discussion also embraced the front entrance corners at Hedgewood and Watercourse near the front entrance island, where traffic was continually damaging the corner lawn areas.

It was determined:

- that Dawn and Lisa would be asked to work with and through Jeff Laub, who would be the Board's point person to provide basic principles for a design concept for the front entrance (Island both east and west of the guard house) and to also provide basic principles for a design that would provide continuity between the entrance and the possible landscaping at the corners of Hedgewood and Watercourse.
- That a cost to install a sprinkler line/system to run from the island to the two proposed corner landscape plots.
- To obtain concept drawings for each of the three projects (Island, Corners, & 3 parking areas) which would include information on the trees, bushes&/or vegetation that is/are in the drawings, including simple picture of the plants involved.

Signs: Additional research is needed on obtaining sleeves for the posts. The sign design has been determined

Handbooks:

Bill Hanigan was appointed to draft a new Country Lakes HOA Handbook and to develop an approach so that the contents can be reviewed by the Board in a section by section format.

NEW BUSINESS

Storage Facility for HOA Records

Discussion was pursued over the need of a central storage facility for HOA Records. Prices and locations of various size storage bins will be explored for the next meeting.

Fiber Optic Network

Bill Hanigan presented an update on Medina County Fiber Network and its outreach to residents. A "Medina County Fiber: Phase One Fact Sheet" was given to each member. Comparative pricing and speeds were also provided.

The Board expressed interest in hearing more about how the fiber network could be provided to our Country Lakes Residents and request that representatives from the Fiber Network be invited to our next meeting along with invitations to our neighbor Fox Meadow Associations.

Meeting adjourned at 8:56 PM. Motion: Shawn Smith / Seconded: Bill Hanigan

Minutes were drafted March 19th by Bill Hanigan, Secretary.

Minutes were Approved by Unanimous Vote at the April 26, 2019 Board Meeting.

Signed: William Hanigan, Secretary April 28, 2019