

COUNTRY LAKES HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEE MEETING
August 22, 2017

Meeting called to Order at 7:00 p.m., at the residence of Jeff Laub.

Persons present: Trustees: Shawn Smith (President), Bob Beres (Vice President), Roger Grugle (Treasurer), Ron Bakeman (Secretary), and Jeff Laub. Non-Trustees: Bruce Buller.

Old Business:

Shawn Smith opened the meeting with a review of the June 27, 2017, Trustees Meeting Minutes. Discussion. Corrections made to Minutes. Corrected Minutes were moved by Bob Beres and seconded by Shawn Smith. Motion passed.

Roger Grugle presented a written July Treasurer's Report. Grugle reported that year-to-date the HOA is significantly under budget and that the Reserves are on target. Grugle reported that the sale of 3980 Hedgewood and 4107 Watercourse for the month of August. Grugle reported three delinquencies and no other special issues. Delinquencies were by home owners who had just moved in. Motion made by Ron Bakeman not to assess the financial penalty against those new home owners. Second by Bob Beres. Discussion. Motion passed. Shawn Smith moved to approve the July Treasurer's Report. Second by Bob Beres. Motion passed.

Bruce Buller provided a written August Landscaping/Maintenance Report to Trustees which included all calls from homeowners and the responses to said calls. Buller reported that all outstanding issues with Mueller have been completed. Buller reported that additional stones needed around the Sunset Lake and that he planned to add that to next year's budget.

Buller reported that he and Mueller were examining the area behind 4085 Watercourse to identify the source of the wet area. Discussion.

Buller reported calls from 4038 Hedgewood, 3999 Hedgewood, and 4000 Hedgewood about lawns not being cut. Buller reported that he had talked to home owners and that Mueller was doing spot mowing because of the temperatures and grass not growing. Buller further reported that those lawns had all been cut within the next two days.

Buller reported a call from 3991 Hedgewood regarding the area between his residence and 3987 Hedgewood as being too wet. Buller advised 3991 to hold off until the sod from neighbor grew in and that he, Buller, would again look at the issue.

Buller reported a call from 4065 Hedgewood regarding a wet area behind their home. Smith reported that he received a letter complaining about no follow up after her first call. Buller reported that parts were ordered from Salupo to shut off several sprinkler heads (installed

8/18/17). Also had Mueller cut back the lake sprinklers system. Buller reported that he walked the area with Mueller, and both believe that the problem is too much watering by 4065 Hedgewood. Buller reported that he would continue to monitor the area.

Buller received a call from 3984 Hedgewood complaining about weeds in back yard. I contacted TruGreen and got the run around about coming out to do one home. Today when TruGreen was performing an application, I met with the operator and asked for a second application at 3984 Hedgewood.

Buller received a call from 3999 Hedgewood, complaining about speeding vehicles on Hedgewood. Buller further reported that the homeowner volunteered to have a speed sign posted in his yard. Discussion about signage.

Buller reported an email from 3979 Hedgewood about TruGreen doing damage to the front lawn of 383 Hedgewood and that TruGreen was also driving over flower and mulch beds between the homes. Buller reported that he caught up to the TruGreen operator who explained that he came up to the lawn from the rear of the residences and did not see the new and very wet lawn and drove the tractor down the middle of the lawn. The operator also advised that he is using only the large tractor which is too big for some lawns between the houses. The operator further advised that in previous years they used a smaller unit between the houses. TruGreen is trying to cut costs. Buller registered a complaint with TruGreen.

Buller reported that he had one bid and was waiting for two other bids on the Country Lakes roads, which should be done in September. Discussion.

Buller raised the issue of parking on the access road and that he had talked to Montville Police. Discussion.

Finally, Buller reported that the benches around the inner-lakes needed to be replaced or removed. Buller reported that the wood is rotting out and not safe. Discussion.

Buller reported need to follow-up on notice to homeowners on Watercourse (4064, 4078, and 4046) with dead trees in front yards for their removal. Buller further reported the need to remove dead trees from Master property. Discussion. Question was raised about whether the dead trees on Master property were on private property or Master property.

Buller reported still having problems with TruGreen regarding billing and posting of signs.

Buller reported that for HOA sprinkler system around inner lakes, four (4) special heads have been ordered to allow shut-off of specific heads in a zone to avoid excess water issues.

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

Further Old Business:

Ron Bakeman reported on the actions of the Design Review Committee. Bakeman reported that the following homeowners' design requests had been approved:

1. 3980 Hedgewood Drive, awning
2. 3966 Hedgewood Drive, screen in the porch

Smith lead the Board on a discussion of the Website. Agreed to go public with the new Website in September at the next Board meeting.

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

Next meeting scheduled for September 18, 2017 at 67:00 p.m. at Shawn Smith's residence. Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Ronald B. Bakeman, Secretary