

COUNTRY LAKES HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEE MEETING
June 27, 2017

Meeting called to Order at 7:00 p.m., at the residence of Bob Beres.

Persons present: Trustees: Dave McDowell (President), Bob Beres (Vice President), Roger Grugle (Treasurer), Ron Bakeman (Secretary), and recently elected Trustees Jeff Laub, and Shawn Smith. Non-Trustees: Bill Mueller.

Old Business:

Dave McDowell opened the meeting with a discussion regarding the transition of the Board to a new President and turning over of files. Dave McDowell promises to make himself available during the transition. Dave McDowell is excused from the meeting with the members thanking Dave for his many years of dedicated service to the HOA and wishing him the best as he moves to Florida.

Bob Beres, Vice President, continued to run the meeting with a discussion of the May Minutes. Corrections made to the Minutes. Roger Grugle moves to approve the Corrected Minutes, seconded by Shawn Smith. Motion passed.

Bruce Buller was not present and no report was provided.

Roger Grugle presented a written May 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 4024 Hedgewood Drive closed. Grugle reported no delinquencies and no other special issues. Shawn Smith moved to approve, second by Bob Beres. Motion passed. Roger Grugle raised the issue of check writing responsibility and whether the current limit of single signature remained reasonable. Ron Bakeman moved to raise the limit to \$2,500 for single signature checks. Seconded by Shawn Smith. Motion passed. Roger Grugle reported that an invoice for payment was sent to the Master Association for payment of field mowing of Master HOA property adjacent to Country Lakes property.

New Business:

Bob Beres confirmed the election of new Trustees to the HOA: Jeff Laub and Shawn Smith, at the last Country Lakes Homeowners Association Annual Meeting on June 15, 2017. Bob Beres acknowledged the long and untiring commitment and dedication of Dave McDowell and Ted Lesiak to the HOA and that their service will be missed. Bob stated that the Country Lakes community has been well served by Dave and Ted. Bob Beres welcomed to the Board Jeff Laub and Shawn Smith.

Bob Beres opened the meeting for the election of officers.

Shawn Smith was nominated for President. Motion to elect Shawn Smith as President was moved by Bob Beres and second by Jeff Laub. Motion passed unanimously.

Bob Beres was nominated for Vice President. Motion to elect Bob Beres as Vice President was moved by Ron Bakeman and second by Jeff Laub. Motion passed unanimously.

Roger Grugle was nominated for Treasurer. Motion to elect Roger Grugle was moved by Ron Bakeman and seconded by Shawn Smith. Motion passed unanimously.

Ron Bakeman was nominated for Secretary. Motion to elect Ron Bakeman was moved by Roger Grugle and seconded by Shawn Smith. Ron Bakeman and George Shafer were again selected to serve on the Design Review Committee.

Bill Mueller was a guest at the meeting to answer questions by Trustees regarding lawn care and snow removal. Mueller explained the “burn-out” on the front lawns along Hedgewood Drive. Mueller answered all questions by Trustees. Bill Mueller was thanked for attending the meeting and was excused.

Shawn Smith discussed the status of the Country Lakes Web site and confirmed that the \$1,000 previously approved by the Board was sufficient funding to build the Web site.

Ron Bakeman and Bob Beres advised the Board that notice was sent to the Master Association HOA that it was withdrawing its offer to have the Master Association HOA transfer (either a title transfer or an easement) certain properties adjacent to Country Lakes home owner property. Bakeman and Beres reported it was felt, based on responses and requests by the Master Association, that the transfer of said property was no longer in the best interest of the Country Lakes HOA. Discussion.

Bob Beres and Roger Grugle reported of a request by a County Lakes home owner for certain financial and contractual information. Discussion. It was agreed that Roger Grugle was provide requested information to the home owner.

Ron Bakeman reported the following home owner designer requests were approved:

1. 3926 Hedgewood Drive, deck remodel
2. 4011 Hedgewood Drive, tree removal and planting of a new tree
3. 4112 Watercourse Drive, new roof
4. 3979 Hedgewood Drive, landscaping, landscaping lights, and ceiling under deck

Ron Bakeman reported that a home owner requested to install a new garage door with windows and external hardware. Bakeman provided the trustees of a picture of the proposed replacement garage door. Bakeman reported that there are no other similar garage doors in Country Lakes.

The consensus of the trustees was for the Design Review Committee should deny the request and that Ron Bakeman should convey that to the home owner.

New Application for Design Review was discussed. It was suggested that Ron Bakeman contact Ted Lesiak to discuss requiring home owners to first seek Township approval for certain changes prior to submitted the Application to the Design Review Committee.

A motion to adjourn was made by Roger Grugle and second Ron Bakeman. Motion passed unanimously.

Next meeting scheduled for July 31, 2017 at 7:00 p.m. at Ron Bakeman's residence.
Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Ronald B. Bakeman, Secretary