

COUNTRY LAKES HOME OWNERS ASSOCIATION

MEETING OF THE BOARD OF TRUSTEES

DATE: March 18, 2021

MEETING of the March 18, 2021 Country Lakes HOA Board was called to order at 6:37 PM (Thursday) via video conferencing. A note is in order to explain for future reference that due to the healthcare pandemic of Covid-19 both federal and state government authorities and healthcare experts encouraged that “social distancing” be instituted. This is a continuance of compliance to the government order and meeting via video conferencing.

BOARD MEMBERS:

Shawn Smith - Participated  
Bob Beres – Participated  
Art DePompei - Participated  
Bill Hanigan – Participated  
Vince D’Angelo– Participated

OTHER REQUESTED ATTENDEES:

Bruce Buller – Participated  
Anthony Embrogno – Participated

SPECIAL GUEST: ELAINE TUTTLE OF 4053 WATERCOURSE

The meeting start was delayed as Elaine was having difficulty connecting to the virtual meeting. President Smith assisted in her obtaining connection.

Elaine and Art Tuttle had appealed a DRC rejection of their sliding door application. The issue was the Tuttle’s replacement of a three panel set of grill work panels with a sliding glass door which did not have the grill work.

Prior to the meeting the Tuttle’s had submitted a series of pictures of six homes in the Country Lakes Development that had windows without grill work.

Elaine Tuttle addressed the Board as to whether the Board had seen and reviewed the pictures. President Smith advised that the Board had received the pictures; and the Board wished to hear her statement(s) and that the Board would then go into a close session where the matter could be openly discussed. He further stated that the Board needed to review the pictures submitted, since there was some uncertainty as to whether the homes identified followed the rules as the Tuttlles had in making a DRC Application.

Elaine stated that she loves the community and enjoys the different looks of doors in terms of color, and other individualistic appearance of the properties. She referred to several homes that had recently (September/November) replaced their windows with non-grill work. Elaine also provided additional kind words about Country Lakes.

In a response to a question, Elaine and her husband Art did indicate their desire over the next three to four years their desire to replace the back windows with non-grill work replacements. Elaine closed by stating that she just wanted their request to be treated equally.

Hearing no further comments, President Smith thanked the Tuttle's and stated that the Board would have a response for them in the following day or so. The Tuttle's signed out of the virtual meeting.

MINUTES FROM THE LAST BOARD MEETING:

There was a motion to approve the Minutes of our Regular Meeting of January 25.

Motion to Approve the Minutes as written.

Motion submitted by Shawn Smith

Seconded by Bob Beres

There was no discussion

Motion was unanimously approved

FINANCIAL REPORT:

The Treasurer's Report was preceded by the following documents being posted in the Board's DropBox prior to the meeting:

- Jan thru Feb Treasurer's Report
- Budget vs. Actuals: Budget – 2021 – FY21 P&L – January-February 2021
- Balance Sheet – As of February 28, 2021

Our Revenues exceed expenses for the period. Being that we are early in the fiscal year that transactions were as expected.

Treasurer Art DePompei reported that we have a three month delinquency. Upon discussion it was learned that a family member was now assisting the resident, and that Shawn would follow-up with the daughter on this matter.

Treasurer DePompei stated that 96 homeowners are now using the ACH format to pay the monthly dues and that 25 homeowners continue to pay by check.

A Motion was submitted to approve the Treasurer's Report

Motion to Approve: Bill Hanigan

Seconded: Bob Beres

Vote: Unanimous approval of the motion

DESIGN REVIEW COMMITTEE (DRC) REPORT:

Vince D'Angelo, DRC Chair reported that he had received two applications. The first was from 4023 Hedgewood where the homeowner had requested to install a Sunsetter awning. The details were reviewed and the application was approved.

The second application was for 4053 Watercourse. The application requested the building of a deck without stairs to the lower level and the replacement of tree sets of windows with a nine foot sliding door to the deck. The deck was approved and the non-grill work slider was under appeal.

Vince expressed his appreciation for Bill Hanigan's assistance during his absence.

## LANDSCAPING / MAINTENANCE REPORT:

Property Manager Bruce Buller presented his one page report, starting with a status on landscaping activities of Mueller. Winter trim will be completed by the end of March; replacement bushes will be done when the weather improves; and Mueller's team will begin the removal/replacement of mulch from 15 beds. The latter refers to the year-to-year build up of mulch under existing plants/bushes. .

Several homeowners had contacted Bruce about his placement of his Property Manager (contact) business cards in mailboxes. He will be doing more face-to-face interaction as the weather improves.

Bruce explained the rationale behind the snow plowing of homeowner drives. The method optimizes the time and number of driveways plowed. The Board supports the approach. A homeowner had requested that certain drives take priority, but would delay the total number of homeowners accommodated.

Other: He requested assistance from Art and Bill in the location of the new pond benches. Bruce had also contacted Tree Masters in their failure to adequately clean up after their tree cutting.

Bruce presented four quotations for sealing of the emergency road. Several questions arose over the different or unknown substance that would be used. Bruce was asked to have quotations redone after Vince D'Angelo obtains information about the different sealants.

## OLD BUSINESS

Ballot Tally: Kaman & Cusimano (K&C)(Legal Firm) had provided Board Members a copy of the three Amendments that recently passed. They will need to be signed and returned to K&C for their legal assistance in registering them with the County Recorder. A statement was made that the Board did not receive advance notification of the Amendments' passage.

Amendment A (Establish method of payment of assessments...) received 62 votes in favor with 27 votes opposing. There were 89 votes cast out of 122 homeowners.

Amendment B (Permits electronic communication & meetings using communication equipment & electronic ballots...) received 85 votes in favor with 4 votes opposing. Again, 89 votes were cast.

Amendment C (Reduces quorum for Association meetings to those present in good standing...) received 83 votes in favor with 8 opposing. Eight-nine votes were cast.

HOA Homeowners will be notified, which lead into the discussion of a Spring Letter to Homeowners.

Spring Notification to Homeowners: President Smith suggested that a Spring Letter be sent to Homeowners; so as to update everyone on recent activities. He asked for articles from Board Members. Several suggested articles would include an Annual Meeting, Recent Passage of the

three Amendments, the conduction of the Reserve Study, Road Safety, as well as others which were mentioned. The articles should be sent to the President for editing and inclusion.

Reserve Study: Bill Hanigan announced that Community Reserve Specialists had completed the Reserve Study and that copies of the Report were to be provided to each member of the Board on Saturday. The Board had previously requested the opportunity to ask questions about the Study from Community Reserve Specialists, and Bill was asking to schedule a meeting for that purpose. A request was made in the scheduling and to provide two weeks for Board members to read the extensive report.

Fiber Network: Bill Hanigan had forwarded an email from the Medina County Fiber Network as to their current status. This was a follow-up to David Corrado's January presentation. No further action was suggested.

#### NEW BUSINESS

Speed Bumps: President Smith had received communications from HOA residents about the speed bumps. The ensuing discussion centered around prior discussions on the subject regarding pedestrian safety, speeding vehicles and potential community liability of inaction on the matter. It was suggested that K&C be re-contacted on the matter.

Annual Meeting: The date of June 24<sup>th</sup> was set. Discussion as to how such a meeting could be held in the changing Covid environment.

Signage on Fox Meadow Drive: President Smith received an inquiry from the Master Association about the street sign on Fox Meadow Drive. The Master Association is replacing the signs throughout the Master Association and inquired as to whether Country Lakes wanted the Master Association to replace the CL's sign. Their cost was \$630. Country Lakes had received a price from Medina Sign for \$485.71

Motion: To approve the purchase of the street sign from Medina Sign in the amount of \$485.71.

Moved: Shawn Smith

Seconded: Vince D'Angelo

Motion passed with a unanimous vote

NEXT MEETING: Shawn Smith asked that a date specific not be identified as of yet for April until work schedules are known.

ADJOURNMENT at 8:27:

MOTION WAS MADE by acclamation to Adjourn Regular Session and for the Board to go into an Executive Session.

*Minutes were prepared by William Hanigan, Secretary on March 22nd.*