

COUNTRY LAKES HOME OWNERS ASSOCIATION
MEETING OF THE BOARD OF TRUSTEES
APRIL 15, 2024

Meeting of the April 15, 2024, Country Lakes HOA Board was called to order at 6:58 pm (Monday) at 3945 Hedgewood (Kerry Winer Residence)

BOARD MEMBERS:

Bill Hanigan – in person
Kerry Winer – in person
Vince D'Angelo – in person
Beth Whitson – in person
Don Kelley – in person

OTHER REQUESTED ATTENDEES:

Anthony Embrogno – in person
Bruce Buller – in person
Lisa Grebb – in person

ACTION TAKEN BY THE BOARD WITHOUT A MEETING SINCE ITS MARCH 20th BOARD MEETING:

None

MINUTES FROM MARCH 20, 2024, BOARD MEETING: Beth Whitson

Motion to approve the March 20, 2024 Minutes
Motion to Approve: Don Kelley
Seconded: Kerry Winer
Vote: Motion passed unanimously with all Board Members in attendance

TREASURER'S REPORT: Don Kelley

Treasurer's Update of YTD Income and Expenses/Balance Sheet/Reserve and Checking Accounts

Don is working with Anthony to update the chart of accounts. They are almost done

Filing of Taxes

Taxes for 2023 have been filed.

Resident Status Report:

All homeowners are up-to-date in monthly dues to the HOA and all yearly's have paid their dues as well.

Reserve Fund: Edward Jones update:

Looked at different dates of maturity due to them having different rates. Rates are 5.05% for 12 months. 5.15% for 13 months. 5.5% for 7 months. But this would take us off a rotation of reinvesting one CD every quarter (approximately one quarter of Reserve Funds) for renewals. After discussion, the Board decided to keep the current rotation of CD's at a 12 months maturity

Other Financial Information:

Don is shopping the current insurance coverage for both Directors & Officers, as well as the Commercial Common Policy.

Motion to Approve Treasurer's Report: Kerry Winer
Seconded: Vince D'Angelo
Vote: Motion passed unanimously

DESIGN REVIEW COMMITTEE REPORT: Vince D'Angelo:

New DRC Resident Applications and their Status:

4008 Hedgewood putting in a front railing. Approved 3/19/2024

4023 Hedgewood window replacements in kind. Approved 4/2/2024

3996 Hedgewood rear landscaping and patio painting. Approved 4/5/2024

3937 Hedgewood front landscaping. Approved 4/6/2024

4047 Watercourse deck replacement. Approved 4/6/2024.

4053 Watercourse: There is a pending request from 4053 Watercourse for a tree to be removed. Homeowner believes the tree is dying. Ginny (Resident Horticulture Expert), Bruce and Vince will take a look in the next few weeks to see how the tree looks. They will also determine if the tree is on the owner's property or if the tree is on the Master Association's property. If it is on the Master's property, the Master Association would need to be contacted.

4088 Hedgewood has requested that the HOA not fertilize her rear lawn. This request is pending. The Board needs to see what plan homeowners have in place to maintain the property to the standards of the community.

PROPERTY MANAGER REPORT: Bruce Buller

2024 Activity Including Resident(s) Calls:

- 4095 Hedgewood called to say their mailbox has been hit again. J&J has been called for repairs.
- 4098 Watercourse called and asked for Moscarino contact information as they wanted the side of the home bushes trimmed. Due to recent events, Bruce called Moscarino and asked that they call in a couple of weeks.

Status of Roads and Use of Reserve Funds:

Bill asked Bruce to start looking at areas of broken concrete on our roads. This seems to be mostly around the drains. The Board believes there are six major areas that need new concrete.

Status of Mail Boxes:

J&J Renovation currently only has one mailbox to be repaired. Bruce has sent them a list of the 15 mailboxes to be replaced. Once replaced, all Chan and Parkview homes will have been replaced.

Concrete Repair and Replacement:

Bruce is meeting with the first concrete construction company this week with our new RFP.

Removal of Mulch:

There are two bids for the project. Both are 50% higher than our budgeted amount. Bruce is looking into other landscapers.

Pond Control:

Should be installing the sprinklers by the end of the month.

Moscarino and Lawn Squad:

Moscarino mowing should start the week of the 15th. Bruce will be calling to see if they can mow at least the front lawns on Tuesday as Wednesday we are expecting rain. Discussion included the possible bagging of clippings for the first cut (an additional expense). Edging has started and will continue. They are using an edger that reduces the amount of lawn cut.

Lawn Squad will be reducing the number of fertilization applications from six to five this year. The first standard weed and feed application should be applied this month. This will allow for grub control to be the next application to help address the Japanese beetles we had trouble with last year. Due to reducing the number of applications, if we find we have issues with the beetles again, we then will have the budget to spray the trees and bushes.

WELCOMING COMMITTEE REPORT: (Don and Beth)

Don is still having issues in getting information about new residents. He will be going to the Master Association meeting to find out what can be done.

Access and use of Mail Chimp

Don requested and received support for that the Social Committee have access to the use of our Mail Chimp for the Memorial Day Picnic, July Fourth Picnic, Labor Day Picnic and Christmas party for residents.

OLD BUSINESS:

Master Association Covenants - Status

The Covenant about leasing out a home still has not passed. The Master Association has requested our help in getting more people to vote on the amendment.

Board Use of Google Drive

The Google Drive is not as user friendly as we had hoped when brought in. Bill would like to find another mechanism to put things into a directory file that can be connected to the internet. Anthony suggested Microsoft One Drive. The Board concurs that the current G-Drive is not user friendly and difficult to maintain. An alternative will be explored.

NEW BUSINESS:

ORC 2305.04 – recovery of real estate – C/L Protection from Squatters under the Ohio Revised Code.

The code doesn't really do much for us. Kerry mentioned that an attorney he knows mentioned that squatters come in with a fake lease and that is where the trouble begins. A key would be to have the HOA agree to any lease. This would have more teeth than the Ohio House Bill 478 going through legislation now. The Master Association has not yet passed a Covenant about leasing a home. (See Old Business) We have to see if this will pass in the Master Association first to see if C/L need to address it more.

ACTION: VACANCY ON THE BOARD/NOMINATION OF SUCCESSOR:

A Letter of Resignation was presented by Beth Whitson

Motion to Accept the Letter of Resignation: Vince D'Angelo

Seconded: Don Kelley

Vote to approve: Unanimous

Nomination of Lisa Greb to the Board and the Position of Board Secretary

Motion to Accept Lisa Greb to Fill the Vacancy: Don Kelley

Seconded: Kerry Winer

Vote to approve: Unanimous

Next meeting date is May 13, 2024, 7:00 pm at the Hanigan Residence (3953 Hedgewood)

Discussion on what will be covered in the annual meeting. The annual meeting is scheduled for June 20, 2024.

Request to adjourn at 8:30pm

Motion to adjourn: Vince D'Angelo

Approved Minutes as of 05/13/2024