

COUNTRY LAKES HOME OWNERS ASSOCIATION

MEETING OF THE BOARD OF TRUSTEES

DATE: January 25, 2021

MEETING of the January 25, 2021 Country Lakes HOA Board was called to order at 6:34 PM (Monday) 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

MEDINA COUNTY FIBER NETWORK CEO, DAVID CORRADO

David Corrado, was an invited presenter. The invitation was spurred by the recent installation of fiber conduit in Country Lakes by Armstrong Cable. Medina County Fiber Network (MC Fiber) would be a competitor, and the Board was interested in comparing the two services.

David Corrado stated that the timing was perfect in that MC Fiber had just completed the contracts with two financial entities. The investors have \$125 Billion each and have assisted in financing the fiber networks of over one hundred thousand current residents. MC Fiber will be commencing their fiber install during the last week of February in the Westfield and Seville areas; then proceed northward into Montville Township. Their plan is to continue this northward installation process into Brunswick and east along Route 18 towards Akron.

MC Fiber has aligned themselves with Allied Cable of Medina for the installation of fiber and maintenance of the network. David Corrado briefly explained how their equipment backbone is different in providing greater consistency in the quality and baud rate from other fiber networks. They will be installing individual runs to the backbone equipment which he referred to as dedicated circuits, which will prevent users from diminishing your network access or use. He equated it to a number of hoses being connected to just one larger line; and where if everyone is using their connection the water pressure or in this case cable speed and baud rate would diminish. The MC Fiber approach is a home run connection..

David stated that their 100/100 service will be \$49.99/month and will have 1 Gig available at \$129.99/month. In a recent survey they found that there are pockets of heavy users, especially

gamers, who were found in the Hinckley area. Phone connections will be \$22.00/line/month. All their services will be handled through the fiber network.

Streaming services will be available (HULU, Discovery Plus, HBO+, etc) thru a Roku like device which will manage home user streaming services. They have been testing ease of access with several nursing homes to ensure that the streaming access is easy to command. They will also have a facility in Seville (Greenwich Road/RT 3) which will provide assistance to those unfamiliar with streaming services and provide an educational outreach which would include using local facilities such as our Fox Meadow Country Club facility to help individuals and provide a question and answer outreach to local residents, if requested.

During a question and answer session David Corrado informed the Board that their underground boring equipment has greater capacity than what we have seen from the Armstrong contractor and can bore up to a thousand feet which would reduce the number of boxes which we now see with the current cable connector. He also responded to when Country Lakes might be connected. He stated that not later than Fall of 2021, or perhaps sooner depending on resident response. David was reminded that a strong marketing effort would be needed in order for residents to understand what they were offering and be able to compare their option between the two carriers.

The Board extended their appreciation for his presentation and expressed their encouragement of fiber competition for our residents. Following his presentation he signed off our Virtual meeting so that the Board could conduct its business.

MINUTES FROM THELAST BOARD MEETING:

The Board addressed the minutes of our previous meetings of December 15thst.

Regular Monthly Meeting of the Board of Trustees

Motion to Approve the Minutes of December 15th.

Motion submitted by Bob Beres

Seconded by Vince D'Angelo

Motion was unanimously approved

Minutes from the Executive Session of December 15th

Motion to Approve the Minutes of the Executive Session of December 15th

Motion submitted by bob Beres

Seconded by Shawn Smith

Shawn reminded Board Members about the purpose and content of an Executive Session and that its Minutes are restricted to the elected Board Members

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:

- December 2020 Treasurer's Report
- Budget vs. Actuals: Budget – 2020 – FY20 P&L – December 2020
- Budget vs. Actuals: Budget – 2020 – FY20 P&L – January-December 2020
- Balance Sheet – As of December 31, 2020

Treasurer Art DePompei reported that our Over/Under Budget reflected a \$9,622.36 excess of Revenues for the year. Our total Reserves amounted to \$505,376.25 with our Checking Account balance at \$4,635.89, which brings our bank deposits at \$510,012.14

Property Transfers had one property close at 4053 Watercourse. The new homeowner is Barbara E. Wilson. It was also reported that Barbara will be switching residents with Arthur and Elaine Tuttle who currently reside at 4073 Watercourse. Details are still forthcoming.

Art DePompei further announced an updated Budget report (2021 Budget – With 2020 Actuals) was just posted in the Board's HOA DropBox. It reflects the December final numbers.

A Motion was submitted to approve the Treasurer's Report

Motion to Approve: Bob Beres

Seconded: Bill Hanigan

Vote: Unanimous approval of the motion

DESIGN REVIEW COMMITTEE (DRC) REPORT:

Vince D'Angelo, DRC Chair reported that he had received only one application, which was for a new front lawn and replacement of dead shrubs at 3926 Hedgewood. The application was reviewed and approved.

Vince also notified the Board that he would be unavailable to conduct the DRC application reviews for a number of weeks. He asked Bill Hanigan if he would act as intermediary with residents and their applications until his return. Bill so agreed, but stated that he would post the applications and other submitted documentation, including notes from in person interviews in our DRC section of our Board Drop Box, and shall communicate with Vince on the details.

LANDSCAPING / MAINTENANCE REPORT:

Property Manager Bruce Buller presented his one page report, starting with landscaping activities of Mueller. These included the delay of replacing bushes in the parking area by the Gazebo, and reporting minor plow damage, which will be corrected in the Spring.

A Homeowner reported damage to his dog fence by the Armstrong Fiber conduit installers. It was referred to Shawn, who had the issue corrected by the Armstrong contractor.

Bruce called the seasonal lighting company regarding issues with the gazebo and issue with their clean-up

Correspondence between the Country Lakes Board and that of the Master Association over the sealing of the emergency road was discussed. It regarded the possible split cost of sealing the emergency road and initial quotations. Shawn will contact the Master Association over this project, and Master's interest in cost sharing their portion, if that portion were to be completed.

OLD BUSINESS

Annual Letter: Shawn Smith stated that the Annual Letter to Homeowners was sent January 19th. This was done via direct email to each homeowner. There are two residents without email addresses and a copy will be mailed to them.

Reserve Study: Bill Hanigan informed the Board that he and Bruce Buller met with Jeff Ridge of Community Reserve Studies and toured the community. Bruce was instrumental in pointing out property assets that had been improved/repaired over the past years; and other action taken that preserved our community assets. Bruce added comments about Jeff's willingness to work with the Board and answer questions when the report is prepared. In the meantime Jeff Ripple will be in contact with Bill and Bruce, if he has questions.

Update: Ballot Status on the Amendments: Bill Hanigan had updated the Ballot Tally as of the mail received on Saturday, January 23rd. The first amendment ((Paraphrased) Establish a method of payment of assessments & to impose a fee for use of non-preferred methods) has received 55 votes in favor of the amendment and 24 votes opposed, which represents only 45.1% of Homeowners in favor. The ballots will continue to be collected until either the Amendment passes or fails. The second Amendment ((Paraphrased) Permits notices to be sent by regular U.S. Mail or by electronic communication, allows for Association meeting to be conducted using Authorized Communication Equipment, and provides the ability to use mail-in or electronic ballots) has received 76 in favor votes and therefore passes with 62.3% of all homeowners. The third Amendment ((Paraphrased) Reduces quorum for Association meetings to those members in good standing who are present in person or by proxy) also passed with 74 votes or 60.7% of all homeowners. Shawn Smith has sent a reminder to those homeowners who had not yet voted. He desires to wait and submit all three at one time to our attorneys at Kaman & Cusimano, for legal follow-up.

Printing of Business Cards: Bruce Buller has had Vince D'Angelo's information added to the back of his card for DRC Application purposes. Bruce will be distributing the cards to Homeowners.

NEW BUSINESS

Bruce Buller requested clarification on what bills needed to be sent to the Board for individual approval versus those whose contract or service was previously approved. After discussion the list was revised to include the USPS charge (PO Box); Vector Security (cameras) and Storage Unit. A motion was made to update the list.

Motion to approve the automatic payment of charges previously approved by contract/agreement for the following service:

Utilities: Ohio Edison & Medina County Sanitary Engineers

Administrative: Anthony Embrogno monthly, Bruce Buller monthly & USPS Mailbox Renewal

Legal: Kaman & Cusimano, LLC – Annual Retainer

Insurance: Hunter (annual payment) & Westfield (annual payment)

Vendors under contract: Mueller (annual contract monthly payment), Pond Control Services (Annual Contract & monthly payments for bio treatment), Public Storage (for our storage unit), and Vector Security.

Motion was submitted by Vince D'Angelo

Motion Seconded by Art DePompei

Motion passed unanimously

Art DePompei and Anthony Embrogno requested a change in our HOA website, where the language concerning payment of dues and its reference to ACH needed to be modified to prevent confusion. As the discussion ensued, Shawn Smith was able to access and correct the website language to the satisfaction of both Art and Anthony.

NEXT MEETING: Shawn Smith stated that we will not hold a February Board Meeting. The Board does not normally hold a February Meeting due to low activity. Shawn Smith asked that a date specific not be identified as of yet for March until work schedules are known.

ADJOURNMENT at 8:27:

MOTION WAS MADE by acclimation

Minutes were prepared by William Hanigan, Secretary on January 28th.