

COUNTRY CLUB OWNERS ASSOCIATION
BOARD MEETING
October 17, 2024 – Zoom Teleconference

CALL TO ORDER

Mark Miller called the board meeting to order at 7:03 p.m.

CONFIRMATION OF QUORUM

Board members Mark Miller, Barb Beatty, Craig Rowles, Nancy Doll, and Rick Parrino were present. Paul Drey and Debbie Prust were absent. Mark Miller noted a quorum of board members.

MEMBER QUESTIONS/COMMENTS

Speeding Issue on CC Blvd – Follow Up – Mark Miller will prepare a fall newsletter mentioning speeding and parking on the street recently causing an accident on Country Club Boulevard.

APPROVAL OF MEETING MINUTES

Barb Beatty motioned to approve the September 19, 2024, board meeting minutes. Seconded by Nancy Doll. Motion carried.

COMMITTEE REPORTS

Grounds (Mark Miller)

The fountain has been shut down. We will clean the fountain walls before winter. This will be scheduled with Jeff Thiel.

The flowers have been pulled out by Jeff Thiel and the beds mulched at the entrances.

The fences are going in and out for stripping, sanding and repainting. Some sections were being re-installed today. The fences look very good.

The final lawn applications were completed by Latitude 41. Latitude 41 is the vendor of the year. They have totally changed our grounds appearance with improved chemical treatments. The lawns look very nice this year.

Christmas lights will go on some time around Thanksgiving. All lights have been repaired on the entrances.

Irrigation was scheduled to be shut down today on October 17th.

Covenants (Paul Drey)

We have exceeded the forty- five-day notice of the new 2024 001 & 002 resolutions regarding signs and trash containers. Debbie Prust to post on the website. The new resolutions extend the covenants and start the expiration date over. Barb recommended a spreadsheet be prepared to log the dates of amendments and resolutions.

Communications (Debbie Prust)

No Report

Finance (Mark Miller)

Mark Miller requested a motion to approve the 2025 Reserve and 2025 Operating budget. Before approval Craig Rowles asked to revisit the tree removal program. After further discussion, the board members voted 6-1, approving the plan to move forward. For the past few years many members have asked that more enforcement efforts should be made to clean up the community's dead ash trees. Plan will be rolled out soon.

Craig Rowles motioned to approve the budget as presented, seconded by Nancy Doll. Motion carried.

The balance sheet reflects a healthy cash balance cash. Cash flow through September is slightly ahead of Budget. Accounts Receivable down to 2,121.00. Barb Beatty motioned to approve the September financial report, seconded by Rick Parrino. Motion carried.

Mark Miller thanked Lisa and Dale of The HOA Management Company for their excellent work and helpful direction. Mark also thanked the board members for their many contributions to making this board run effectively, and ultimately maintaining the high standards of our community.

Lake, Dam and Wildlife (Mark Miller)

No Report

Compliance & Security (Rick Parrino)

No Report.

Future Meetings

April 17, 2025 – 7:00 p.m.

Adjournment

Barb Beatty motioned to adjourn, seconded by Nancy Doll. Motion carried to adjourn the meeting at 7:30 p.m.