

COUNTRY CLUB OWNERS ASSOCIATION
BOARD MEETING MINUTES
May 16, 2024
ZOOM Teleconference – 7:00 p.m.

CALL TO ORDER

The Country Club Owners Association (CCOA) Board of Directors Meeting was called to order at 7:25 p.m. by President Mark Miller.

CONFIRMATION OF QUORUM

Mark Miller, Nancy Doll, Craig Rowles, Rick Parrino, Deb Prust and Paul Drey were present. Barb Beatty not present. Mark Miller noted a quorum of board members.

APPROVAL OF MEETING MINUTES

Craig motioned to approve the April 18, 2024, board meeting minutes, Deb seconded. The motion carried.

COMMITTEE REPORTS

Grounds (Mark Miller)

Street Repairs - The City of Clive has confirmed asphalt overlay street repairs have been approved for Country Club Boulevard. The work is scheduled for Spring 2025, but depending on the weather, late 2024 is a possibility. City of Clive website links were sent to the to the owners in the recent Presidents memo for more information on the repairs. It was also posted on the website by Deb Prust.

Fountain - The fountain was cleaned, inspected and started.

Flowers – Planting of the entrance flower is scheduled for next week, weather permitting.

Shoreline - South Shore is having trouble with loss of matting and rock. Jeff Thiel reported the areas in poor condition. Jeff Thiel will work with Mark Miller to rehab this area.

Maintenance - Regular maintenance takes place twice a week to include trash cleanup. Jeff Thiel will pull the debris out of the water to dry out and then come back to pick up the logs. Deb Prust asked to have the sink holes looked at and consider adding fabric to the repair process.

Wall Maintenance – Mark asked Lisa to schedule Western Water Proofing for inspection and estimate for the common wall maintenance budgeted for this year.

Covenants (Paul Drey)

No Report

Communications (Debbie Prust)

No Report

Finance (Mark Miller)

Insurance for the entire year was reduced by half without compromising coverage based on a difference in how American Family now classifies CCOA property. The association has an income tax bill this year due to interest income from the new savings account. Receivables are reasonably low, but we will likely need to spend money for legal assistance to collect. Cash position is solid and reserves are on plan. Debbie Prust motioned to approve the financials. The motion was seconded by Nancy Doll. Motion carried.

Lake, Dam and Wildlife (Craig Rowles)

Pinnacle requested tree and shrub trimming along the small lake to clear obstruction of their view of the lake. Dale Logsdon of HOA Management obtained estimates for the work. Dale suggested CCOA be responsible for dead trees fifteen feet from the shoreline and Pinnacle should be responsible for the trees outside the fifteen feet. Mark Miller stated Pinnacle has certain responsibilities for their grounds. Craig Rowles motioned the board to direct management to go back to the bidder and have it broken out in the way Dale has described and direct management to go back to see if CCOA can be of assistance in the cost. Removing certain trees from the bank would disturb current erosion control the trees provide. CCOA will do their part to clean up anything they would be responsible for.

Mark and Lisa will review covenants as to who is responsible for what and whether is allowed by the CCOA covenants to trim down a portion of the shoreline. The board will discuss this again at the June meeting. The small lake must be left natural per organizational documents from the inception of the development and the CCOA board wants to be certain the board is educated on the covenants and be certain everyone understands the maintenance obligations.

Compliance & Security (Rick Parrino)

An owner contacted the board regarding speeding along Country Club Blvd. The board has asked the city to install speeding signs in the past. The board believes it will help, but only temporarily. Owners are encouraged to call security regarding unlicensed vehicles. Mark will add a reminder to the next newsletter to notify owners and residents to reduce their speed on the CCOA streets, especially highly traveled CC Blvd.

Lisa will contact MidAmerican Energy regarding a certain streetlight that is out.

The board asked Lisa to provide examples to the board at their June meeting regarding rental restrictions.

Future Meetings

June 20, 2024 – 7:00 p.m. – Hampton Inn

July 18, 2024 – 7:00 p.m. – Hampton Inn

August 15, 2024 – 7:00 p.m. – Hampton Inn

September 19, 2024 – 7:00 – Hampton Inn

October 17, 2024 – 7:00 p.m. – Hampton Inn

Adjournment

Craig Rowles motioned to adjourn the meeting. The motion was seconded by Debbie Prust. Motion carried, and the meeting was adjourned at 7:58 p.m.