

COUNTRY CLUB OWNERS ASSOCIATION
BOARD MEETING MINUTES
July 18, 2024
Hampton Inn West Des Moines – 7:00 p.m.

CALL TO ORDER

The Country Club Owners Association (CCOA) Board of Directors Meeting was called to order at 7:00 p.m. by President Mark Miller.

CONFIRMATION OF QUORUM

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

APPROVAL OF MEETING MINUTES

Barb Beatty motioned to approve the June 20, 2024 board meeting minutes. Rick Parrino seconded. The motion carried.

COMMITTEE REPORTS

Grounds (Mark Miller)

Mark Miller reported weeping on the brick and peeling on the metal entrance fences. We may need to work with other masonry companies, due to no response from Western Waterproofing. The fences at the entrances need powder coated. Lisa will contact Freedom Masonry to provide estimates for needed wall repairs. The board suggested contacting Tony Mauro Painting for powder coating or JC Toland.

Some sprinkler heads on Hickman need replaced. These have been scheduled for repairs. Timers are off on the entry lighting. Lighting Bug was contacted to reset the timers.

Covenants (Paul Drey)

An owner storing a boat for an extended number of months is escalating. The board will assess a monthly \$100.00 fine until the violation is corrected. A lien will be filed against the lot if fines are not paid. The board will turn the matter over to the association attorney.

Covenant resolutions were discussed by the board to improve Section 312 “Parking and Terrace areas”, and Section 314 “Trash containers”. The board will be reworking these rules to provide better clarity. The Roofing resolution may need to be updated as well. The purpose of the covenants is to maintain the quality of the neighborhood, retain value and protect the homeowners from subpar products.

Communications (Debbie Prust)

The updated 2024 directory will be posted on the website.

Finance (Mark Miller)

Year to date in aggregate, cash flow is about \$16,000 ahead of budget. The balance sheet remains strong. The largest expected capital expense this year will be refurbishing of the brick entrances and attached iron fencing. Debbie Prust motioned to approve the financials. Barb Beatty seconded. Motion carried.

Lake, Dam and Wildlife

Pinnacle was provided with an option for tree line clean-up. We are awaiting a response from the Pinnacle board on their acceptance of the options.

Jeff Thiel will be working on the gabion stone shoreline. Nancy Doll reported more algae than usual on the small lake. Lisa will contact Jason with Aquaclear for any resolutions.

Compliance & Security (Rick Parrino)

No report.

Future Meetings

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

Debbie Prust motioned to adjourn the meeting. The motion was seconded by Nancy Doll. Motion carried, and the meeting was adjourned at 7:51 p.m.