

COUNTRY CLUB OWNERS ASSOCIATION

BOARD MEETING MINUTES

July 20, 2023 - Zoom Teleconference

CALL TO ORDER

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

CONFIRMATION OF QUORUM

Mark Miller, Paul Drey, Rick Parrino, Dan Thaden, Craig Rowles, and Barb Beatty. Rhonda Ward was absent. Mark Miller noted a quorum of board members.

APPOINTED BOARD MEMBER

Mark Miller welcomed the newly appointed board member, Debbie Prust. Debbie is also the president of Bay Hill Owners Association. She will be a valuable player for the CCOA Board.

ELECTRIC BOATS

Mark reported he has not heard back from the insurance agent whether this would be an issue. Currently the only person allowed to use an electric motor is the lake management company. Paul Drey stated the restrictions on motorized boats is part of the master declaration and would need to have a vote of the members to change the restriction and allow electric boats. The board would need two thirds of the association members to change the restriction. The board can't make this decision. When Mark receives an answer back from the insurance company the board will discuss the electric boats further. Debbie Prust stated there are different sizes on these motors. Barb Beatty stated enforcement of the size of motors will be an issue. If the board sets a restriction on the power of boats, the board will need someone to enforce this. So far there has only been one request for these boats. The liability to the association is a much bigger issue with motorized boats.

APPROVAL OF MEETING MINUTES

Craig Rowles motioned to approve the June 15th board meeting minutes, seconded by Paul Drey. The motion carried.

COMMITTEE REPORTS

Grounds Update (Mark Miller)

Boat Ramp – Jeff Thiel is doing a great job finishing up the Bay Hill shoreline, inlet, and outlet gabion stone. Two loads dropped off today. Jeff's crew had to work on severe slopes. Jeff had six people out to get the work done. One more load to finish. Lisa had a couple calls today and called Jeff today to let him know someone wanted to be sure they weren't skipped. Jeff talked to all the owners before he started the work.

Lake Pointe Street Replacement – Flowers look good, and irrigation was handling it well keeping them watered. With the current road construction, the irrigation has been shut off so flowers will probably die if mother nature doesn't water them in. The decision was made, it would cost too much to hand water. The road work completion date should be August.

Bushes/Trees – Have some bagworms on the trees/bushes on Hickman. TruGreen resprayed the trees and Jeff handpicked the bagworms.

Fountain – The fountain is up and running with no issues.

Covenants (Paul Drey)

Paul reported Lisa and Mark have been handling the garden issue. Not sure if Lisa has gotten a response from the owner. Mark Miller stated the owner has fourteen days to rectify or action will be taken. The 142nd owner has planted sunflowers on the easement again. The city enforced removal of the sunflowers last year. Barbie Miller will contact the city again this year.

Communications (Rhonda Ward)

Rhonda Ward has done a great job with the website. Her last meeting will be in August. Debbie Prust will be taking on the website. Barb Beatty recommended we list what management does for us on the website. Don't believe homeowners know what goes into maintaining the association and grounds and that we get a lot of service for what we pay. Many owners believe all the dues go to the lake. It would be helpful to list the variety of things that dues cover. Barb Beatty will work with Lisa to put a list together.

Finance (Mark Miller)

Mark Miller presented the financial report. We will be turning over all delinquent homeowners to a collection agency. If not collected, the attorney will file a lien on the home. Did not want to do this but they are six months past due. Craig Rowles motioned to approve the financial report, seconded by Paul Drey. Motion carried. Barb Beatty noted Lisa writes a lot of checks every month. No electric payments. Mailing checks from a mailbox result in checks being stolen when mailed. We're putting ourselves at risk. Mark Miller asked Dale Logsdon if the payments are mailed from a mailbox. Dale stated check payments are picked up by the mail carrier at our office or taken to the Clive or Second Avenue post offices. The board will confirm with Lisa if she's ever had issues with mailing from a mailbox in the past. Lisa was absent from this meeting.

Lake, Dam and Wildlife (Dan Thaden)

Dan reported a Pinnacle owner called and wanting to get together. The owner didn't like the letter he received on the issues regarding the natural growth being cleared along the small lake. Clearing the natural growth sets a precedent for everyone and is not the design based on established documents. The President of Pinnacle called regarding a tree down by the creek. Dale Logsdon will stop by and work with Wade Winters to remove the tree.

Compliance & Security (Rick Parrino)

Signal 88 is still working on camera options. No luck on using city light poles, the city will not allow the association to use the poles. MidAmerican will not allow any type of cameras fastened to their poles. Signal 88 will try to find solar power or cellular with solar option. Estimates forthcoming. Members want to install white vinyl fencing. This is not allowed in our covenants. Rick believes the association should make some exceptions because vinyl is nicer than wood materials. Some owners have installed these fences without approval, and this makes an issue for others requesting permission. Steel and brass roofing are also becoming popular now. We don't want to lose an opportunity to keep up with the new neighborhoods. We don't want to affect the value of homes by not keeping up with new trends. Rick will look at reviewing the covenants and bring updates to the board for their review. Maybe surveying the community. We got a great response with the solar panel and roof resolution surveys.

Future Meetings

We will have an August 17th board meeting via Zoom and the Annual Meeting on September 7th at the Hampton Inn. Lisa will get the notice and ballots out. Two board members up for re-election. Craig Rowles has volunteered to stay on. Dan Thaden is stepping down after nearly 12 years of service – thanks Dan!

Adjournment

Craig motioned to adjourn. The motion was seconded by Rick seconded. Motion carried, and the meeting was adjourned at 7:50 p.m.

Next board meeting is August 17th via Zoom.