

COUNTRY CLUB OWNERS ASSOCIATION
BOARD MEETING MINUTES
October 19, 2023
ZOOM Teleconference – 7:00 p.m.

CALL TO ORDER

The Country Club Owners Association (CCOA) Board of Directors Meeting was called to order at 7:03 p.m. by President Mark Miller.

CONFIRMATION OF QUORUM

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

APPROVAL OF MEETING MINUTES

Craig Rowles motioned to approve the September 7, 2023 board meeting minutes, Barb Beatty seconded. The motion carried.

PRESIDENT'S OPENING REMARKS

Mark Miller welcomed Nancy Doll to the meeting and made a motion for a formal vote to appoint Nancy to the unaccepted position left by Chong Lim. Barb Beatty seconded the motion. Motion carried. Mark stated he is looking forward to having Nancy on the Board.

COMMITTEE REPORTS

Grounds Update (Mark Miller)

Fountain - The fountain was shut down today. It became erratic due to the sprinkler system being shut down earlier than scheduled.

Clive Project - Mark spoke with the Clive Project Engineer they are going to do some work on Lake Pointe by putting down black soil and seeding. The trenching project will start on the 26th or 27th to install two 2-inch lines that were torn out by the city's contractor. This is needed to cross the street with electrical wiring and sprinkler tubing. The right-away is our responsibility. Dale Logsdon of The HOA Management Company found a vendor to do the work for \$2,800.00. Dale's help was very much appreciated as it saved a considerable amount of money from earlier estimates. Sod is to go down between October 24th and 25th. Debbie Prust thought they may have put the dirt down yesterday and will finish tomorrow and Monday. The construction has damaged irrigation, and the city will not take responsibility for the damage because it is in the Right of Way. Mark will attempt to talk with the city to receive some compensation for the damage to the bollard sign and electrical box. The road was to open last week, this didn't happen. City should be taking traffic signs down October 23rd-25th. Lakepoint should be open the week after.

Entrances - Flowers were removed and final lawn treatments were applied.

Trees – There were a couple of trees needing removed and replaced on Hickman. Barbie Miller worked with the owner on removal of the trees due to the proximity of the trees to the fence and lot line. The owner approves of removal, this will be scheduled with the tree service. Barbie Miller was thanked for her assistance with this project.

Lawn – Mowing will be scheduled for every other week. The board agreed the mowing vendor has done a nice job this year.

142nd & Hickman – Sunflowers were planted on the easement and the same owner lined the berm with cut logs. The city was contacted regarding these issues and may cite the owner if violations continue.

Covenants (Paul Drey)

No report

Communications (Debbie Prust)

Debbie Prust reported she is in the process of learning the website. Finances and minutes are up on the website.

Finance (Mark Miller)

Mark Miller reviewed September financials - We currently have a strong balance and actual expenses are running slightly under budget. We have earned favorable interest income due to deposits in fully insured money market accounts. Dues receivables balance is \$3,000 and have been turned over to the collection attorney. The financial statements were unanimously approved.

Approval of Operating & Reserve Budgets – The 2024 operating and reserve budgets were approved by the board via email. 2024 dues will increase 3% over 2023. Barb Beatty made a formal motion to approve the 2024 operating and reserve budgets as presented. The motion was seconded by Paul Drey. Motion carried.

Lake, Dam and Wildlife (Craig Rowles)

Craig will work with Lisa to put a survey out to our owners to request input on goose control. Want to poll the owners to be certain we understand their concerns. Craig believes this is the lowest population of geese in several years. Not as big an issue as three years ago. Working with USDA is still an option.

Compliance & Security (Rick Parrino)

Rick Parrino and the board will be reviewing the covenants regarding fencing and proposing changes. Mark and Rick will also work with professional roofing suppliers to put together an updated shingles specification. Paul will guide us in proposing the new resolutions to members.

Future Meetings

Thursday, April 18, 2024 – Zoom – 7:00 p.m.

Adjournment

Debbie Prust motioned to adjourn. The motion was seconded by Rick Parrino. Motion carried, and the meeting was adjourned at 7:24p.m.