

## COUNTRY CLUB OWNERS ASSOCIATION

### BOARD MEETING

July 27, 2017 7:00 PM

Hampton Inn – West Des Moines

The Country Club Owners Association (CCOA) Board of Directors Meeting was convened at 7:00 pm at the West Des Moines Hampton Inn by President Mark Miller. Mark welcomed the guests and noted a quorum of Board Members. Present including Mark Miller John Heslinga, Craig Rowles, Rhonda Ward, and Dan Thaden. Don Skadburg and Kim Robinson were absent. Property Manager Sue Clark and five (5) owners were present.

#### **MINUTES:**

A motion to approve the June 22, 2017 Board meeting minutes was made, seconded and unanimously approved.

#### **PRESIDENT'S REMARKS:**

A special THANKS to all those that have worked so very hard putting the new directory into print and delivering them to all the owners. A special thanks to Rhonda Ward for spear heading this endeavor.

Thanks also goes to John Heslinga for all his efforts and expertise in preparation of the Resolutions.

Thanks again to the Board of Directors for all their efforts in keeping Country Club a pristine neighborhood.

#### **FORMAL VOTE ON RESOLUTIONS:**

On July 27, 2016, the Second Amendment to the Master Declaration of Covenants for Country club was established by a vote of association members. This amendment was filed for the record on August 16, 2016. It established a new Master Declaration Article IX-A entitled "Use Restrictions" and became effective immediately.

A comprehensive review and update of the association rules and regulations became necessary to conform to the new amendment. Members have been duly notified of the review process.

**RESOLUTION 2017-001** comprehensively updates the rules and regulations governing the uses of and activities on common areas and private lots in Country Club development. These rules and regulations will be enforceable and effective on October 11, 2017.

**RESOLUTION 2017-002** regarding roofing materials replaces prior resolution 2010-001 and directly implements Section 1 of new Article IX-A of the Master Declaration. The provisions of this resolution will be enforceable and effective immediately.

Mark called for a motion to approve Resolution 2017-001. The motion was made and seconded. Mark called for discussion. Each board member and the property manager confirmed that no negative comments or feedback from association owners/members had been received on this Resolution. A vote of the Board was then taken which passed with all five (5) members present approving it. Don Skadburg approved the Resolution by email.

Mark called for a motion to approve Resolution 2017-002. The motion was made and seconded. Mark called for discussion. Each board member and the property manager confirmed that no negative comments or feedback from association owners/members had been received on this Resolution. A vote of the Board was then taken which passed with all five (5) members present approving it. Don Skadburg approved the Resolution by email.

It was noted that both resolutions will be posted on the CCOA website

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**COMMITTEE REPORTS:**

**Grounds Update (Mark Miller)**

**Lawn Mowing/Chemical Applications/Irrigation/Landscaping:**

- Jeff Thiel continues to work diligently on a weekly basis taking care of most all maintenance items
- Getting bids for 2018 Lawn Service, Chemicals and snow removal. Barbie has been meeting with various service providers laying out the scope of work.
- Flowers at the entrances are in and looking great. 23 new bushes have been planted and are being watered.
- Irrigation systems are all working well....they are scheduled to water at night.
- Sodding repairs on University and boat ramp area will be completed as soon as the temperatures cool down.

**Compliance & Covenants (John Heslinga)**

- John reminded the group that the Rules and Regulations amendment will be effective 45 days from tomorrow.

**Communications and Contracts ( Rhonda Ward)**

- Directory for 2017 is completed and has been delivered.

**Finance (Mark Miller for Don Skadburg)**

- Mark reported that as of June 30, 2017 the CCOA cash position was very strong. Receivables are down to \$1,732.00 with \$289.00 received in July. Mark also reported that expenses are favorable year to date.

**Lake, Dam and Wildlife ( Dan Thaden)**

- Dan asked that the Board consider replanting some of the trees that were removed over the past couple of years. He asked for suggestions of a nursery to work with and shared that he has had good success with Timberpine. He would like Barbie and Mark to walk along with him to identify areas that need trees.
- Craig inquired as to how often the lake would be dredged. Mark responded by saying as is needed. That the last dredging two years ago, was very comprehensive. We are likely good for three more years.

Following a motion, second and a unanimous vote, the meeting was adjourned at 7:45 pm.

The next meeting is scheduled for 6:30 PM August 24, 2017 at the Hampton Inn.

Respectfully submitted:

Sue Clark, Recording Secretary