

COUNTRY CLUB OWNERS ASSOCIATION
BOARD MEETING
May 25, 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, Don Skadburg, Dan Thaden and Rhonda Ward. Craig Rowles and Kim Robinson were absent. Property Manager Sue Clark and two (2) owners were present.

MINUTES:

A motion to approve the April 27, 2017 Board meeting minutes was made, seconded and unanimously approved.

COMMITTEE REPORTS:

Grounds Update (Mark Miller)

Fountain:

- Refurbishing and repairing the equipment has been completed.

Lawn Mowing/Chemical Applications/Irrigation:

- The contract with Shades of Green is up this fall. Will discuss with them renewal options.
- Sod was damaged on University last fall and was to be taken care of by the contractor. Sue has recently had conversations with them regarding the condition of the area as it is not in as good of condition as was promised by them last fall. They told Sue that they would aerate the area and then seed it. The Board discussed this and asked that Sue talk to them about sodding the area in lieu of seed....and if they don't want to do it then pay us an allowance to do it ourselves. After discussion, the Board suggested asking for \$500. Sue will contact them and negotiate. In the meantime, there had been identified other areas around that need to be touched up with sod. Sue will contact Shades of Green and move forward with sod replacement.
- Again this year Jeff Thiel will be weeding and cleaning up the landscaped areas.

Other:

- Lighthouse Lighting replaced some of the boulevard lights that are out.
- Brick inspection will be done some time in July.
- Flowers at the entrances have been placed with additional flowers to be planted for summer. Barbie Miller has been working directly with the horticulturist Kenna Neighbors. The flower area at Lake Pointe entrance will be expanded.

Compliance & Covenants (John Heslinga)

- John reported that he has been reviewing the rules passed in 2004 in relation to the 2009 and 2016 Amendments to the Master Declaration. He indicated that the rules needed to be updated to conform to the changes in those legal documents. John will generate a working document for the board to review and discuss. Owners will be advised of the proposed rules update to allow for suggestions or comments. The President's Memo for June will provide the rules information for the owners along with posting on the CCOA website. The board will then have the rules update on the agenda for passage at the July 27th regular meeting.

Communications and Contracts (Rhonda Ward)

- Directory for 2017 is well underway. Information from over 500 residents has been proofed. The target date for releasing the directory is mid-July. Over \$7,000 has been raised in advertising (15 advertisers) which will cover the costs of printing and distribution.

Finance (Don Skadburg)

- Don reported that as of April 30, 2017 the total assets of the Association is \$452,348.08. Receivables are down to \$2,250.87 with some payments received in May. A reserve account was established by rolling \$200,000 from the sweep account. This account will have additional funds added to it on a yearly basis to cover the larger future capital expenditures. Don also reported that expenses year to date are below the projected amount by \$18,318. Leaving a total operating income of \$57,820.

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Lake, Dam and Wildlife (Dan Thaden)

- Storm damage on University has been taken care of.
- Family Tree will be doing another treatment to the Ash Trees.
- Need to consider a plan for replacing trees that have been removed for this fall. Family Tree will be making type of tree suggestions very soon.
- The beavers that were burrowing through the shore line of the small lake have been trapped and removed.
- The dam, which is inspected every two years by the DNR, passed all tests. There were two mentions of chipped concrete on the downstream walls, but have not changed since the previous inspection. The DNR representatives were very complimentary about the placement of the gabion rock and overall conditions.

Security/Insurance (Kim Robinson - absent)

- Nothing to Report

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In closing the meeting Mark Miller mentioned that the City of Clive assistant manager, Matt McQuillen would like to make a thirty minute presentation to the CCOA board and members with regards to the City's Green Belt Master Plan. The presentation will be made at the June 22, 2017 meeting.

Mark also met with owners from South Fork. The discussion was focused on the issue of silt build up in the lake and the continued need for dredging. This is the largest expenses that our association incurs and finding ways to reduce them is a priority. South Fork is looking for support from Country Club to address this problem with Waukee and West Des Moines, who have not enforced siltation measures with contractors.

Following a motion, second and a unanimous vote, the meeting was adjourned at 8:10 pm.

The next meeting is scheduled for 7:00 PM June 22, 2017 at the Hampton Inn.

Respectfully submitted:

Sue Clark, Recording Secretary