

COUNTRY CLUB OWNERS ASSOCIATION  
2021 ANNUAL MEETING MINUTES  
September 16, 2021 - 7:00 PM  
Zoom Teleconference Meeting

The Country Club Owners Association (CCOA) 2021 Annual Meeting was called to order at 7:05 pm via Zoom Teleconference by President Mark Miller. Mark Miller noted a quorum of Board Members. Present included Mark Miller, Don Skadburg, Rhonda Ward, Craig Rowles. Rick Parrino was absent.

The quorum of 51% was met with 17,426.46 votes collected.

A motion by Don Skadburg was made to approve the 2020 Annual Meeting Minutes. Craig Rowles seconded the motion. Motion passed.

It was unanimously voted the following people would be re-elected with the same positions.

Mark Miller – President & Director of Grounds – One (1) year term expiring 2022

Rhonda Ward – Vice President & Director of Communications– One (1) year term expiring 2022

Paul Drey – Director of Covenants/Compliance – Three (3) year term expiring 2024

Don Skadburg – Treasurer & Director of Finance – One (1) year term expiring 2022

Craig Rowles – Secretary – Two (2) year term expiring 2023

Dan Thaden – Director of Lake, Dam & Wildlife – Two (2) year term expiring 2023

Rick Parrino – Directory of Security and Insurance – Three (3) year term expiring 2024

#### New Business

1. Roofing and Solar Panel Resolutions:

- Q: Owner of 13166 Hawthorn since 1998 thanked the board for their service. The owner stated it's a thankless job at times. Want to be certain we are taking all actions we can regarding the resolutions and covenant enforcement. What is the rationale for adding the GAF Armor Shield shingle option to the already existing shingles?
- A. Added because it's proven as a good product. The board talked with two professionals with a long-standing history. The product is a new product that has been out for 8 years and highly regarded as top quality. The board is not lowering the standards. The Armor Shield shingle replaced the Grand Sequoia. It has better hail damage quality and carries the warranties we've always had.
- Q. Is the board addressing the non-compliant roof issues? Appreciate the diligence of the board in maintaining compliance.
- A. The board is addressing both non-compliant roofs, one dates to 2016. The previous manager was not at fault. The owner's vendor installed a different product than what was approved. The other roof was installed last year and will be addressed as well - and if non-compliant it will need replaced. This owner did not submit an architectural review form. Reminders are sent to the membership regarding submission of an architectural review which requires board authorization before roof replacement. We have limited cases in the past that owners installed an inferior product ... all requiring corrective action.
- Q. What were the results of the solar panel survey?
- A. The results can be made available to owners requesting. The board followed the results of the survey to establish the solar panel resolution. 73% of the respondents supported solar panels and the board went with majority views from the survey to establish and limitations. -
- Q. Does warranty cover fading and discoloration of the panels?
- A. The warranty depends on the company the owner is using
- Q: What is the range in cost to install a system in their neighborhood?
- A: Based on our research, about \$25,000 - \$50,000 dollars. The cost may limit the number of owners that choose to install solar panels. So far, two homes have applied to install solar panels.
- Q: What about the concern of the appearance of solar panels, will they fade or crack, glare or reflect light?
- A: The association is limiting to black only. Only time can answer this question.

- Q: Should you require proof of insurance for the solar panels?
- A: The association can recommend to the owners but can't mandate insurance required.
- Q: Should there be a provision that non-operating systems should be removed in a timely manner?
- A: It would be very difficult for the board to police that. The board can recommend but can't mandate. Some systems may be obsolete in two to three years. The board had to accept that this is something owners want and wrote the best set of specifications they could give some unknowns.

The board will vote on the roofing and solar panel resolutions at the upcoming board meeting following the annual meeting.

Don Skadburg made a motion to adjourn the annual meeting. The motion was seconded by Dan Thaden. The annual meeting was adjourned at 7:35 p.m. Motion to adjourn, Dan Thaden seconded. Meeting adjourned 7:35 p.m.