

COUNTRY CLUB OWNERS ASSOCIATION

BOARD MEETING

July 17, 2025 – Zoom Teleconference

CALL TO ORDER

Mark Miller called the board meeting to order at 7:05 p.m.

CONFIRMATION OF QUORUM

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

APPROVAL OF MEETING MINUTES

Barb Beatty motioned to approve the June 24, 2025 board meeting minutes. Seconded by Nancy Doll. Motion carried.

COMMITTEE REPORTS

Grounds (Mark Miller)

MidAmerican Energy has torn up more easement on Hickman to Lakeview. Barbie Miller has talked with them, and they have agreed to put sod back in but will wait until the lawn watering ban has been lifted.

The fountain is running again. The City of Clive Water Department has allowed the association to run the recirculating water. Due to the water ban Jeff Thiel is watering the flowers manually three to four times a week because we cannot turn the irrigation on to water the flowers.

The City of Clive radar speed signs are a go and will be installed in the next couple of weeks.

The Ash Tree Removal Program still has twelve spots open for ash tree to be removed this year.

Covenants (Paul Drey)

Craig Rowles stated an owner came to him questioning if a house can install a “lean to shed” with a corrugated metal roof in the back yard. He also asked if realtors are required to disclose or does the association have the authority to inform a realtor when an owner has construction that doesn’t meet our covenants. Real estate agents are only required to certify the association dues are paid current. The association can contact the owner regarding non-compliance. Craig will provide more information regarding the lean to shed for Lisa Logsdon to follow up with a letter to the owner.

Communications (Debbie Prust)

No Report

Finance (Mark Miller)

Aging Receivables – Mark reviewed. We will be collecting from a very past due account soon. Lisa will email statements to the remaining past due accounts. We are ahead of cashflow with six months left in the budget. Barb Beatty motioned to approve the June financials, Nancy Doll seconded. Motion Carried.

Mark Miller will be preparing budgets for the board to review and approve at the next board meeting.

Common area maintenance is over budget this month by 2,500 due to shoreline debris removal. D & O insurance is over budget due to the premium being invoiced for a three-term period.

Freedom Masonry has provided an estimate of \$45,000 to repair the University entrance wall. The capital expenditure fund does have the funds to repair the wall. This was approved for the 2025 budget. Mark believes a second estimate would be much higher. The board was very pleased with the work Freedom Masonry completed last year. Mark is in favor of approving this bid. Barb Beatty asked if this is original brick work. Mark stated it is original and over forty years old. This will be a complete tear down. Craig Rowles moved to approve the \$45,000 estimate, Paul Drey seconded. Motion carried.

Lake, Dam and Wildlife (Craig Rowles)

We have silt arms with cat tails around six to eight feet tall on the big lake. The homeowner planted the cattails on the silt arm without board approval. The owner is now requesting the association cut down the cat tails, that they planted. The board agreed the owner that planted the cat tails and should remove them. Jeff Thiel said he could cut them back in two to three hours. Mark Miller will respond to the owner with the board's decision that they are responsible for the removal.

Compliance & Security (Rick Parrino)

Rick Parrino reported approving an alternative shingle for an owner that meets the association standards but is not currently on the list of approved shingles. The shingle is a Certainteed Northgate Climate Flex – 50 year – Class 4 High Impact – Weathered Wood.

Annual Meeting

Terms are ending for Debbie Prust, Barb Beatty, and Mark Miller. Debbie and Barb will run again. Mark has ran for four terms and decided to run for one more term. The board unanimously decided Mark should remain as President. Lisa Logsdon will mail volunteer forms, proxy and ballots for the meeting to be held on September 18th – 7:00 pm. at the Hampton Inn.

Future Meetings

August 21st – 7:00 pm – Zoom

Adjournment

Barb Beatty motioned to adjourn the meeting. Craig Rowles seconded. Motion carried to adjourn the meeting at 8:00 p.m.