

COUNTRY CLUB OWNERS ASSOCIATION  
BOARD MEETING MINUTES  
April 20, 2023  
Zoom Teleconference

**CALL TO ORDER**

The Country Club Owners Association (CCOA) Board of Directors Meeting was called to order at 7:00 p.m. on Zoom by President Mark Miller.

**CONFIRMATION OF QUORUM**

Mark Miller, Craig Rowles, Dan Thaden, Paul Drey, Rick Parrino, Barbara Beatty, and Rhonda Ward were present. Mark Miller noted a quorum of board members.

**MEMBER QUESTIONS/COMMENTS**

Q: Are there ice melt products that we can put on sidewalk that are pet friendly.

A: There is pet friendly ice melt. Lisa will ask the snow removal vendor to use these ice melt products next winter on the dam area.

**APPROVAL OF MEETING MINUTES – OCTOBER 20, 2022**

Craig Rowles motioned to approve the October 22, 2022 board meeting minutes. The motion was seconded by Barb Beatty. The motion carried.

**COMMITTEE REPORTS**

**Grounds Update (Mark Miller)**

Fountain – The fountain plaster is giving under our Ecofinish coating. Several spots will need to be repaired before we can start the fountain. Fountain startup will happen as soon as repairs are completed.

Flowers – Barbie Miller is working on planting the entrance flowers with Mike Frank of New Age Landscaping.

Lake – There is work needed to fill sink holes and other areas on the perimeter of the lake. Jeff Thiel has been filling holes and adding gabion stone where needed. Bay Hill has requested their shoreline be completed. The board approved more gabion stone to finish the Bay Hill shoreline. Mark Miller will contact Jeff Thiel to schedule the work.

**Covenants (Paul Drey)**

There is a property owner on the north side of Lakeview & 142<sup>nd</sup> with Lot maintenance and appearance issues. There have been more complaints regarding the lack of upkeep in the yard regardless of the newly installed fence. The board has decided to send a letter to the property owner advising the owner the yard must comply with association covenants and assistance to clean-up the yard at the owner's expense. The neighbor will also be encouraged to contact the city for assistance. The covenants state a lot should be kept in good repair which leaves a lot of gray area leading to a difficult legal argument because all is subjective. The board believes the solution is reasonable.

**Communications (Rhonda Ward)**

The board discussed wanting to get rid of the directory. Lisa stated there are several owners that use the directory, and she often receives calls for the password to access. The board decided to leave the directory up this year.

### **Finance (Mark Miller)**

The association currently has a strong cash position in operating and reserve accounts. We have \$19,000 in receivables over 100 days delinquent. The board asked Lisa to post statements on doors. If payments are not made by May 15<sup>th</sup> the association will take legal action to collect the outstanding dues.

Barb Beatty inquired as to why the bank the association deposits to has an affiliation with First Republic Bank. This bank is on the edge of not being solvent. Mark Miller will speak with Lincoln Savings Bank regarding this and current CD rates. The board agreed investing in CDs was a good avenue to take. Barb Beatty motion to approve opening a CD. Paul Drey seconded. Motion carried.

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

The boat ramp has damage to concrete resulting from the heavy dredging equipment. A concrete contractor will be providing an estimate for concrete replacement. Mark Miller will have a quote within the week. It should be less than 10,000 in damage.

Dan Thaden discussed the vegetation around the small lake near Pinnacle with the President of Pinnacle. The Pinnacle's grounds committee wants to mow the cattails and pollinators. The board believes mowing of these plants defies what the area is meant to be, a natural filter. Dan Thaden will contact Pinnacle with CCOA's position, the master declaration states the small lake is to be left natural and not mowed.

The owner of 13911 South Shore has taken interest in the lake and asked about fish and how often we stock the lake. The owner is interested in assisting with information regarding stocking the lake. The board will ask the owner to a future board meeting to discuss and will add stocking to the future budget.

Craig Rowles asked for an update on the goose control plan. Lisa reported she has not received an update from Bobcat Wildlife since the fall. Lisa will contact Bobcat Wildlife to get an update. Craig Rowles mentioned USDA Avis Wildlife Control, David Marks, would be an alternative resource of information to control the wild geese population.

### **Compliance & Security (Rick Parrino)**

Reports of a suspicious activity from a white Jeep Wrangler attempting to speak with a twelve-year old child walking her dog on 138<sup>th</sup> and Hawthorne. The board discussed possible solar cameras for security or use of neighborhood security cameras to keep track of vehicles and vandalism at the entrances. The suspicious activity was reported to the police and Signal 88 security. Rick Parrino and Mark Miller will meet with Signal 88 to discuss security camera options.

### **Adjournment**

Rhonda Ward motioned to adjourn. The motion was seconded by Rick Parrino. Motion carried and the meeting was adjourned at 7:56 p.m.