

COUNTRY CLUB OWNERS ASSOCIATION  
BOARD MEETING MINUTES  
April 29, 2021 - 7:00 PM  
Zoom Teleconference

The Country Club Owners Association (CCOA) Board of Directors Meeting was called to order at 7:00 pm via Zoom by President Mark Miller. Mark Miller noted a quorum of Board Members. Present included Mark Miller, Don Skadburg, Rick Parrino, Craig Rowles, Rhonda Ward, Dan Thaden, and Paul Drey.

Craig Rowles motioned to approve the 10-15-20 Board Meeting Minutes, Mark Miller seconded. All approved. Motion passed.

Mark Miller welcomed Paul Drey as the newly appointed Board member filling Bill Knapp's vacated board position as Covenants Chairperson.

**COMMITTEE REPORTS:**

**Grounds Update (Mark Miller)**

Sodding & Seeding: Sodding will be needed at boat ramp after city work was completed last year. Seeding will be needed by the Hickman Entrance due to storm sewer grates replacement in late 2020. Jeff Thiel has been scheduled to do the work. There was a lot of winter damage to the turf due to hot weather and fungus, seeding will be needed in several areas.

Pinnacle Area: Work to begin by Wade Winters of Lawn Jockeys to clear vegetation and needed tree removal and trimming. There are a lot of dead trees and downed trees in this area. The downed trees and thick vegetation are attractive to critters. The area along the shoreline has erosion, muskrat & beaver damage. Bids were requested to correct the holes and erosion as well as install rip rap to prevent future damage. Any ruts made by equipment will be backfilled and seeded. Dale with HOA Management and the board of Pinnacle met with vendor, Dirt Teck to discuss the work needed. The estimate for work needed was reviewed by the board. The total for tree work, vegetation clearing, erosion correction and rip rap installation will total \$15,000. Craig Rowles motioned to accept the bid. Dan Thaden seconded. Motion passed.

Brick Entrances: Brick entrance walls required maintenance this year after inspection. The yearly inspection prolongs the life of the walls. This year's maintenance, the first in four years totaled \$17,000.

Sprinklers & Fountain: Latitude 41 is scheduled to start the irrigation on May 3rd. Craig Rowles noted there will be some repair bills for the common area irrigation between the Rowles & Drey residents.

Flowers: New Age Landscaping will be returning to plant the flowers at the entrances on May 17th.

Lawn Treatment: Pre-emergent was applied ten to fourteen days ago.

Grounds Maintenance: Latitude 41 will spray inlets and outlets for lake to control weeds and vegetation.

Gazebo Lights: Electrician is working on getting lights repaired.

**Covenants (Paul Drey)**

Nothing to Report

**Communications and Contracts (Rhonda Ward)**

Website: The sub-association section of the website has been updated with new contact information.

Owner Directory: The newest updates are on posted online with a new password to access the directory. The online directory is a PDF file, owners can update as needed through HOA Management Solutions with updates posted quarterly.

### **Finance (Don Skadburg)**

Don presented the monthly and year to date financial position. Lisa compiles financials for review to Mark Miller & Don Skadburg. The financials are then sent to the rest of the Board for review. Aged receivables are being handled with continued mailing of statements and assessing interest to past due balances.

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

**Bubblers:** Aeration bubblers have been used on the small lake for some time but recently the system needs replaced. The Board discussed the efficacy of this bubbler system with pond maintenance vendor, Aqua Clear Lake Management. The vendor recommended using increased algae treatment this year rather than replace the bubbler system. The bubblers will not be replaced this season.

### **Compliance/Security/Insurance (Rick Parrino)**

**Review Forms:** Rick recommends the board update the roof procedures and rules. Gary Scrutchfield with the Home Builders Association has offered to do a presentation to the Board regarding current building and shingle standards, he also encourages the Board to continue collecting Architectural Review forms to protect owners. He also believes the owners' contractors should be responsible for completing the review form rather than the owner. Mark Miller and Rick Parrino will meet with Gary initially to work on a modified review form.

**Solar Panels:** Two reviews have been submitted for installation of solar panels. The board believes installation of solar panels could impact valuations of homes. Although solar panels are sleeker now, roofs will need to be modified structurally. Solar panels will change the appearance of the neighborhood and when discussing with owners there has not been a lot of positive feedback. Renewable energy will need to be adapted to and state is providing incentives to use. The Board will give a thoughtful consideration and prepare a survey. The Board's plans are to have an engineer or possibly one of the two owner's solar panel installers provide a presentation. The survey should include a video or link to the presentation. The Board will also contact the City for specification requirements on solar panel installation and request a list of qualified solar panel installation contractors.

Craig Rowles motioned to adjourn. Rhonda Ward seconded. Motion passed to adjourn the meeting at 7:55 p.m. The next scheduled meeting is 7:00 pm on Monday, May 27, 2021 via Zoom Video Conference.