

COUNTRY CLUB OWNERS ASSOCIATION

BOARD MEETING MINUTES

July 16, 2020

ZOOM Video Conference

The Country Club Owners Association (CCOA) Board of Directors Meeting was called to order at 7:00 via ZOOM Video Conference by Mark Miller. Mark Miller noted a quorum of Board Members. Present included Mark Miller, Craig Rowles, Don Skadburg, Rhonda Ward, Dan Thaden, and Rick Parrino. Bill Knapp was absent. Dale & Lisa Logsdon of HOA Management Solutions also attended. Sean Elwell of Midwest Dredging was also present.

A motion to approve the 6-18-20 Board Meeting Minutes was made, seconded and unanimously approved.

**COMMITTEE REPORTS:**

**Grounds Update (Mark Miller)**

Back Lighting: The CCOA backlights are currently in need of replacement. The Board decided now is a good time to convert the neon lighting to a more efficient and economic LED lighting. Lighting Bug is working on the estimates now.

Fountain: The fountain was soaped three days in a row. HOA Management Solutions is using a defoaming chemical to resolve the issue.

Irrigation: Irrigation has a leak at the Country Club Blvd entrance. Latitude 41 has been contacted to repair the leak.

Boat Ramp: The boat ramp looks good and it was noted traffic has lessened in the past month.

Gabion Stone: The project will be started next week. The first priority is the Bay Hill shoreline.

**Finance (Don Skadburg)**

Financial Reports: Don presented the monthly and year to date financial position by summarizing the balance sheet, income statement and accounts receivable. Expenses were a bit higher for mowing, security, water, and wildlife control. The accounts receivables are in good condition with five owners with outstanding balances. Owners with remaining balances will be turned over to collections. A vote to approve the financials as submitted was unanimous.

The Board will be designating long term reserves to lake dredging. The dredging in 2014 was an expense of \$169,000 for the west basin and \$109,000 in 1999.

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

Sean Elwell of Midwest Dredging was present to review the dredging map and process of using dredging bags or a silt basin for disposal. The material found in the CCOA lake is street run off such as heavy sand and is not organic build up. The Board is planning a three to five-year process for dredging. Midwest Dredging uses a floating dredge with a vacuum and will not disturb the shoreline. The bags are made of mesh material and would sit for six to twelve weeks to dry and then be taken in dump trucks to the landfill for disposal. A sediment basin could be used rather than the bags. Sean will reach out to the DNR and Army Corps of Engineers for limitations on a sediment basin. The lake is losing one to two inches of depth per year. The west arm and west inlet will be priority. The south arm will be the second priority. Sean was asked to provide silt measurement for the small lake as well. The Board will talk with Wells Fargo about using their parking lot to store the bags. Sean informed the Board Fountain View Owners Association in Ankeny is currently using the dredging bag system. The Board asked if the bags would have an odor. Sean confirmed there is no odor. The Board asked HOA Management to follow up with Dave Ingle to quote the west basin dredging.

Don Skadburg reported the Pinnacle's visit with a DNR officer inspecting the number of geese on the small lake. He discussed the migratory birds and provided good information. Fall migration of the geese is the biggest problem. Pinnacle will proceed with using the bird banger (noise) method to deter the birds from nesting on the shoreline. The DNR officer also stated allowing cattails and grasses to grow attracts tunneling animals such as muskrats and ground hogs. Cutting back the vegetation would assist in reducing the population of these animals.

**Security/Insurance (Rick Parrino)**

Rick reported improvement to speeding cars on Country Club Blvd.

**Compliance & Covenants (Mark Miller)**

Architectural Reviews for roof replacement applications, erosion control pads and shed reviews are still coming in steady.

**Communications and Contracts (Mark Miller)**

There is nothing new on the stop light. The Board believes the City is seriously rethinking the decision to install the light. Rhonda Ward had nothing more to report.

Following a motion, second and a unanimous vote, the meeting was adjourned 8:11 pm. The next scheduled meeting is at 7:00 pm on Thursday, August 20 via Zoom Video Conference.