

COUNTRY CLUB OWNERS ASSOCIATION
BOARD MEETING MINUTES
September 16, 2021
Zoom Teleconference

The Country Club Owners Association (CCOA) Board of Directors Meeting was called to order at 7:35 pm via Zoom by President Mark Miller. Mark Miller noted a quorum of Board Members. Present included Mark Miller, Don Skadburg, Craig Rowles, Rhonda Ward, Paul Drey, Dan Thaden, Rick Parrino.

Paul Drey motioned to approve the August 19, 2021, board meeting minutes. The motion was seconded by Rhonda Ward. All approved. Motion passed.

COMMITTEE REPORTS

Grounds Update (Mark Miller)

Mark Miller sent a memo to the manager of TruGreen expressing disappointment of their poor management this year of weed control. Chemical turf specialist, Matt Bitner, came out right away and met for two hours and looked at all fifteen acres that is under contract. Matt made notes and had a map of the common areas. Matt was basically disgusted with what he saw and doesn't want this to tarnish their reputation. Mark feels very confident we won't have these issues next year. Timing and strength of applications will be corrected. Barbie Miller interviewed other vendors, but quotes came in too high to consider.

Entrances – Sprinkler issues are now fixed. The Hickman front entrance had badly worn sprinkler head parts. The west entrance was torn up by the city, with little to no help from the city to repair. Sprinkler boxes have been replaced to correct leaks. Sodding, seeding, and aeration will all be in play for repairing.

Gabion Stone - Jeff Theil has been working on the gabion stone and doing an excellent job. Jeff completed five homes on Lake Shore, culvert inlets and some work on Country Club Blvd. More rock to complete a few houses on South Shore is planned for next week. The association will continue to do more as the budget allows on a case by case basis.

Covenants (Paul Drey)

Rick Parrino made a motion to approve the roofing resolution. The motion was seconded by Craig Rowles. Motion passed to approve Roofing Resolution 2021-001.

Rhonda Craig made a motion to approve the solar panel resolution. The motion was seconded by Craig Rowles. Motion passed to approve Solar Panel Resolution 2021-002.

Will become official within forty-five (45) days. An email or memo will be sent to all members that everything was approved. Members shall be notified by ordinary mail of the resolutions.

Communications (Rhonda Ward)

No Report.

Finance (Don Skadburg)

Financials - Don presented the monthly and year to date financial position. Outstanding dues receivable are \$5,939. Lisa has done an outstanding job in collecting receivables and legal action will be required to collect the balance. A motion was made by Paul Drey to approve the financials. Motion seconded by Rhonda Ward. Motion passed to approve financials.

Budget – Mark presented the operating and Reserve Budgets that were circulating for several weeks. The operating budget included a proposal to increase dues by 5% dues for 2022. Future increases are imminent to cover future major expenses, such as dredging. The forthcoming (2021-2022) dredging cost rose 41% from 6 years ago. Reserves will need to be solidified to ensure capital projects in the years to come are covered. A motion was made by Don Skadburg to approve the 2022 operating and reserve budget. The motion was seconded by Dan Thaden and passed unanimously.

Lake, Dam and Wildlife (Dan Thaden)

No report

Compliance (Rick Parrino)

Applications were more active this past spring – now winding down.

Adjournment

Craig Rowles motioned to adjourn. Motion seconded by Rhonda Ward. Motion passed and meeting was adjourned meeting at 7:55 p.m.

October 21, 2021, will be the last scheduled board meeting for this calendar year.