

COUNTRY CLUB OWNERS ASSOCIATION
BOARD MEETING
September 18, 2025
West Des Moines Hampton Inn – (To Follow Annual Meeting)

CALL TO ORDER

Mark Miller called the board meeting to order at 7:11 p.m.

CONFIRMATION OF QUORUM

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

APPROVAL OF MEETING MINUTES

Debbie Prust motioned to approve the August 21, 2025 board meeting minutes. Seconded by Nancy Doll. Motion carried.

OPEN FORUM (OWNER QUESTIONS)

- Q: What are thoughts on electronic communication and electronic payment of dues?
- A: The website has all communications posted and Lisa distributes memos or messages via email. Lisa Logsdon informed the owners we do offer payment of dues through the HOA Management website. The board will research ACH options for auto payment of 2026 dues.
- Q: What happened to road repair, why did they remove concrete put back in and then black top on it.
- A: They mill down the concrete in poor condition areas, patch these areas and then install an asphalt overlay.
- Q: Flashing Speed limit signs are an improvement but owner felt we should continue to try to slow the traffic down on Country Club Blvd.
- A: The board lobbied against stop light at Hickman and Country Club to stop through traffic.
- Q: The stop lights at University and Country Club turn green on north side which results in many cars stacked up at the lights. Going north and south the light turns green before the south side. There is no arrow on either side. This creates confusion when turning left. Mark Miller asked Lisa Logsdon to check with the city on the timing and operation of the lights.
- Q: What is the schedule of the city mosquito truck. Is there any way to get a schedule for the truck?
- A: Every Wednesday at dusk between 8:30 and 10:00 p.m.

COMMITTEE REPORTS

Grounds (Mark Miller)

The brick work at entrance has started. Mowing frequency has been reduced. Entrance flowers will be removed in three weeks. There are trees down on Hickman, six are scheduled for removal and will be removed this fall. Fountain will be shut down in three weeks.

Covenants (Paul Drey)

No Report

Communications (Debbie Prust)

No Report

Finance (Mark Miller)

The board unanimously approved a 2.5% increase for 2026 association dues. There was no increase last year. The reserves budget is changed annually. The next large expense is dredging of the large lake, small lake and University inlet. The association's financial condition is in very good shape.

Mark requested questions regarding the budget. The goal with the gradual budget increase is to avoid special assessments. Barb Beatty motioned to approve the 2026 operating budget. Nancy Doll seconded the motion. Debbie Prust motioned to approve the 2026 reserve budget. Nancy Doll seconded the motion. Motions carried.

Mark Miller provided some clarity on the dredging. The cost of dredging will increase based on the number of miles it takes to dispose of the silt. With past dredging, Superior Lake Management had a two-mile distance to dispose of silt, with the most recent dredging the disposal site was 12 to 15 miles away. Not everyone will take silt. Hoping we can find a close disposal site with the 2029 dredging.

Mark Miller shared the other major expenses are the bricks in the entry walls and the fountain. Several years ago, \$250,000 was needed to repair the brick walls due to no preventive maintenance. We now have inspections every two years to avoid deferred maintenance expenses. Weep holes are now being installed with any repairs or replacement to wick water out of the bricks and prolong the life of the brick and mortar. The fountain surface coating must be replaced every seven to eight years.

Lake, Dam and Wildlife (Craig Rowles)

No report

Compliance & Security

Debbie Prust shared that Bay Hill recently had a problem with a naked person swimming on their side of the lake. A police officer came to her door asking if she was aware of who belonged to the clothing and keys on the shoreline. Do the homeowners know the guidelines? Do you call the security company or police force. Lisa Logsdon stated owners should contact the police and security for any issues. Police should be called in cases of health or criminal activity.

Future Meetings

October 16, 2025 – Zoom

Adjournment

Debbie Prust motioned to adjourn. Paul Drey seconded. Motion carried. Meeting was adjourned at 7:41 p.m.