

COUNTRY CLUB OWNERS ASSOCIATION
BOARD MEETING MINUTES
September 15, 2022
West Des Moines Hampton Inn

The Country Club Owners Association (CCOA) Board of Directors Meeting was called to order at 7:35 at the West Des Moines Hampton Inn by President Mark Miller. Mark Miller noted a quorum of Board Members. Mark Miller & Craig Rowles were present in person. Rhonda Ward, Dan Thaden and Barb Beatty were present via Zoom. Paul Drey & Rick Parrino were absent.

APPROVAL OF MEETING MINUTES – AUGUST 18, 2022

Rhonda Ward made a motion to approve the August 18th board meeting minutes. The motion was seconded by Barb Beatty. All were in favor. Motion passed.

PRESIDENT'S OPENING REMARKS

No Report

COMMITTEE REPORTS

Grounds Update (Mark Miller)

Trees – Replacement trees are needed at the Hickman entrance. Possible replacements may be Snow Crabapples or Cleveland Pear trees. Barbie Miller suggested nothing be planted until the tree needing removed on the lot line between an owner's property and the association's property is resolved. Lisa Logsdon and Dan Thaden will meet with Barbie Miller on-site.

Common Area – The entrance flowers were removed by Jeff Thiel yesterday. The fountain will be shut down and irrigation scheduled for shutdown before Halloween. Holiday lights should be scheduled the week before the Thanksgiving holiday.

Lot Maintenance - The Clive code enforcement was contacted regarding growing pumpkin patches and sunflowers in the easement on 142nd Street berm. They will be notifying the owner they must cut the vegetation down or the city will cut and resod and then send him a bill. We thought last year the owner would comply but did not.

Trees - A lot of dead trees along Hickman. Maybe people don't understand who owns the trees. The last President's memo included berm maintenance and tree maintenance responsibilities. We will keep an eye on it. Barbie Miller and Lisa Logsdon are working on removal of a tree on Hickman. Lisa working on getting replacement tree estimates.

Lawn – Water bills are down due to drought, and we are mowing less frequently.

Lake Algae – Have had green algae in a couple places at the University inlet and by dam outlet into Walnut Creek. Will hold off on chemical and wait for rain to resolve the issue.

Covenants (Mark Miller)

No report

Communications (Rhonda Ward)

No Report

Finance (Mark Miller)

Craig Rowles motioned to approve the August financial report. Rhonda Ward seconded. Motion passed.

The proposed 2023 budget was reviewed. The association is running \$31,000 ahead of budget. Water, grounds, sidewalk, algae control, snow removal and legal are down. Tree and shrub maintenance is up

We will have minor changes from last year, but a three percent (3%) dues increase will be needed to cover dredging expenses and inflation. The board approved \$100.00 per month increase to the management company. The dues have only been increased twenty percent (20%) over sixteen (16) years. The board is happy with the numbers and the proposed budget.

The board will look into CDs with Lincoln Savings Bank to invest 100,000.

Craig Rowles motioned to accept and approve the 2023 operating and reserve budget as proposed. Dan Thaden seconded the motion. Motion passed.

Lake, Dam and Wildlife (Dan Thaden)

No Report

Compliance & Security (Mark Miller)

The homeowner in violation by planting sunflowers on the easement on 142nd Street has been reported to the City Compliance office. The city has taken action by contacting the owner. The owner will have so may days to comply or they will be fined.

Several review forms have been submitted for roof replacements this fall. Approximately 20 to 30 roof replacements have been applied for in 2022 to date.

There was a midnight soaping issue. An owner caught the vandals on camera. Charges have been filed for \$350.00 in damages to the fountain. The vandals were residents of Dallas County and not residents of CCOA. The board felt community service would be more appropriate than restitution.

The board discussed the possibility of cameras at the fountain but decided the cameras would have to be very high to prevent damage. Maybe a cellular service camera or game camera would be options, but the cameras would need a home base.

Adjournment

Craig Rowles motioned to adjourn. Motion seconded by Rhonda Ward. Motion passed and meeting was adjourned at 7:50 p.m.

The next scheduled meeting will be via Zoom at 7.00PM Thursday October 20, 2022