

COUNTRY CLUB OWNERS ASSOCIATION

BOARD MEETING

April 16, 2026 – Zoom Teleconference

CALL TO ORDER

Mark Miller called the board meeting to order at 7:06 p.m. Mark Miller welcomed Jerry Slagter as the appointment to the vacated board position.

CONFIRMATION OF QUORUM

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

MEMBERS QUESTIONS/COMMENTS

Dillion McBride with Stanbrough Properties was present representing Legend Townhomes. The Legend President, Karen and Legend Treasurer, Barb were also present. They were in attendance to hear current topics for the master association.

APPROVAL OF MEETING MINUTES

Debbie Prust motioned to approve the October 16, 2025, board meeting minutes. Barb Beatty seconded the motion. Motion carried.

COMMITTEE REPORTS

Grounds (Mark Miller)

Grounds – Fountain start up will include cleaning and sealing joints the first week of May.

Flowers – Flowers will be planted at the entrances the week of May 18th weather permitting.

Common Areas – Pre-emergent will be completed April 20th weather permitting. New sod on Hickman has been doing very well.

Crabapple Trees Near Fountain – Barbara Beatty inquired whether the trees will be trimmed or replaced. Mark stated the trees are over 40 years old and we should look at trimming until replacement. We need to look at upgrading the trees at the entrance and pursue removal and replacements. Barbie Miller had ideas to use monuments to spruce up the front entrance.

Covenants (Paul Drey)

Mark Miller reported that Paul is working on some covenant language and will provide a report next month.

Communications (Debbie Prust)

No report. Website is up to date.

Finance (Mark Miller)

Mark Miller presented the financial report as of March. The budget is on target as of March 30th. The dead goose removal cost around \$10,000 with removal of 150 dead birds from the shoreline. Mark requested that Lisa turn a commercial CCOA member over for collections to the association's attorney.

Barb Beatty reiterated how important the reserve fund is for future expenses and dredging to be scheduled again in 2029. The board works hard to escrow money to avoid special assessments. The ten-year reserve budget includes dredging, brick replacement and maintenance, signage, replacement of boat ramp concrete, and lake maintenance.

Mark Miller asked Lisa to adjust the capital projects fund to this year's budget on the balance sheet.

Rick Parrino motioned to approve the March financials. Nancy Doll seconded the motion. Motion carried.

Lake, Dam and Wildlife (Mark Miller)

Debbie Prust reported having a yellow kayak sitting on the shoreline by Bay Hill & Lake Pointe. No one in the area knows who the kayak belongs to. HOA Management will pick up and store the kayak.

Pinnacle Requiring Tree Removal Along Small Lake – Pinnacle met with a tree removal company and Dale Logsdon of HOA Management to discuss needed removal vegetation and volunteer trees on the south end of Pinnacle. The CCOA cost would be \$2,000 and Pinnacle \$2,500. The tree service suggested they leave the trunks and root system. Barb Beatty motioned to approve \$2,000. Nancy Doll seconded the motion. Motion carried.

Sink Holes along Pond – Lisa Logsdon discussed sink holes with the board. Lisa has requested Midwest Dredging provide their opinion and estimate to repair holes caused by muskrat dens. The board agreed to follow up and present pricing to the board at the next meeting.

Compliance & Security (Rick Parrino)

We have been working on several reviews for architectural changes.

Rick Parrino recommended we talk with the city regarding the cables that continue to go in and tear up the yards. The last vendor did a poor job of repairing the turf and hit the pine tree roots in his yard. Mark said he will bring to Matt McQuillen's attention during meeting with the city on the 28th regarding EMS & Fire services scheduled with the sub-associations. Jerry Slagter's background is fiber optics. He offered to assist with identifying any fiberoptic cable.

Lisa Logsdon reported another complaint filed recently regarding a house on 139th house in horrible condition – weeds, cluttered deck, dead trees. The board approved Lisa's request to proceed with a letter from the association's attorney to the homeowner.

Future Meetings

Thursday, May 21st – 7:00 p.m. – Zoom

Adjournment

Rick Parrino motioned to approve the meeting. The motion was seconded by Debbie Prust. Motion Carried. The meeting was adjourned 7:51 p.m.