

COUNTRY CLUB OWNERS ASSOCIATION

BOARD MEETING

May 21, 2026 – Zoom Teleconference

CALL TO ORDER

Mark Miller called the board meeting to order at 7:06 p.m.

CONFIRMATION OF QUORUM

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

MEMBERS QUESTIONS/COMMENTS

An owner reported concern about the health of the Locust trees at the Country Club Blvd entrance across from Panera. The board will consider removal and replacement of the Locust trees.

APPROVAL OF MEETING MINUTES

Barb Beatty motioned to approve the April 16, 2026 board meeting minutes. Nancy Doll seconded the motion. Motion carried.

COMMITTEE REPORTS

Grounds (Mark Miller)

Mowing – Mowing is completed now in thirteen common areas. There is a lot of construction work on Lake Pointe and more installation of fiber optics at the Country Club entrance. The installers wanted to put dirt down and throw seed down. Barbie Miller is trying to get them to sod the areas that have been dug up. Debbie Prust inquired if the installers hit an irrigation line on the property, who is responsible for the repairs? The association would be responsible for any damage, but we will always do our best to try to get the utilities to pay for the damage, if possible.

The drainage ditches that City of Clive installed look bad. Mark Miller asked Barbie Miller to contact the city again about the drainage areas.

Irrigation heads are all up and going. Flowers will be going in soon. Fountains look awesome and up and running. The fountain was cleaned and sealed.

Flags are up along Country Club Blvd in memoriam of a firefighter that was a CCOA member.

Covenants (Paul Drey)

The roof resolution will need to be updated. Paul Drey will work with Mark Miller & Rick Parrino on the new resolution and getting that out to the owners. Mike Gooding of GAF is working on the new shingle specifications, and he will be attending the June board meeting to summarize updates. Mark Miller, Rick Parrino and Paul Drey will arrange a meeting to finalize the resolution.

The board will need to work on a vinyl fencing resolution and the pros and cons of allowing vinyl fencing within the association. The lake lots would have to stay black iron fencing.

Communications (Debbie Prust)

The website is updated. No other report.

Finance (Mark Miller)

Mark Miller shared details of the financial status as of April. Cash flow is slightly positive to 2026 budgeted numbers.

There is still concern regarding the one commercial property and their past due association dues. Lisa will request an update from the attorney and how to proceed with collecting this amount from this owner. Lisa Logsdon will post notices on doors with a letter requesting owners pay their balance due by June 15th or they will be turned over to the association's attorney for collection. Mark Miller also asked Lisa to check on these credits to be certain they weren't posted to the wrong accounts.

Debbie Prust motioned to approve the April financials. Paul Drey seconded the motion. Motion carried.

Lake, Dam and Wildlife (Mark Miller)

Jerry was asked to take on the responsibilities of the lake and wildlife point person. Jerry accepted that position. The board has approved stocking fish again this year, adding more grass carp to control the algae growth. Jason with Aqua Clear Lake Management was scheduled to get the bubblers working on the small lake.

Compliance & Security (Mark Miller)

Security has been an issue recently. Barb Beatty was asked if she would like to be the point person for Security. Barb accepted that position. Mark Miller requested Lisa add Director of Security to the next agenda.

Mark Miller, Rick Parrino, Nancy Doll, Vicky Poole and Lisa Logsdon had a call with Matt Holeyton and Brian Detrick of Signal of Des Moines. Experience and questions concerning patrol of the sub-associations were eye opening. Matt Holeyton was very responsive to their concerns. If there is an issue that is not a police matter would be appropriate to call Signal. When Vicky Poole called, she said she was a Pinnacle member with CCOA. The person answering didn't recognize the caller as a CCOA owner and would not assist. If someone has a concern, Mark Miller communicated with all CCOA owners that Signal is available to all members. The CCOA want to deliver on what Mark Miller is stating is true. Matt Holeyton will make certain that officers will have more presence, including the sub-associations. The board members felt his response was very good. They are willing to post tag areas that they can electronically prove they are on site. Mark Miller asked Lisa to request Signal send their daily security reports to Barb Beatty as well. Mark stated he felt the call was very good with Signal. They stated CCOA is a very important account, and service was guaranteed to improve.

Future Meetings

Thursday, June 18th – 7:00 p.m. – Barb Beatty requested an in-person board meeting for June. Lisa will check to see if the meeting room is available to reserve at the Hampton Inn. Lisa will let Debbie Prust know if this is booked to put on the website.

Adjournment

Barb Beatty motioned to approve the meeting. The motion was seconded by Nancy Doll. Motion Carried. The meeting was adjourned at 7:36 p.m.