

COUNTRY CLUB OWNERS ASSOCIATION  
BOARD MEETING MINUTES  
JUNE 20, 2024

**CALL TO ORDER**

The Country Club Owners Association (CCOA) Board of Directors Meeting was called to order at 7:00 p.m. by President Mark Miller.

**CONFIRMATION OF QUORUM**

Mark Miller, Nancy Doll, Craig Rowles, Rick Parrino, Barb Beatty, Deb Prust were present. Paul Drey was not present. Mark Miller noted a quorum of board members.

**APPROVAL OF MEETING MINUTES**

Craig Rowles motioned to approve the May 16, 2024 board meeting minutes, Barb Beatty seconded. The motion carried.

**COMMITTEE REPORTS**

**Grounds (Mark Miller)**

Weeds have been sprayed on lakes and outlets. The entrances have been sprayed for bag worms. The needed turf applications have been completed. Jeff Thiel will be trimming the entrance beds and dead heading the flowers. Jeff Thiel has been picking up litter twice a week. Lighting Bug has been scheduled to replace the burned out bulbs at the entrances and reset the light timers.

After confirmation of the scope of work with the vendor. The split in responsibility for trimming the canopy and clearing vegetation on the Pinnacle shoreline is Pinnacle – 75% of the cost and 25% to CCOA. Craig Rowles made a motion and Nancy Doll seconded for management to go back to Pinnacle with the cost and their choice to proceed with the work. Motion carried.

Cedarwood Tree Issue – A tree and large branch have fallen in the CCOA common area has fallen into 1720 Cedarwood's lot. After researching the property lines, it has been found the tree does belong to CCOA. The large tree and branch will be removed by CCOA's tree service. Craig Rowles made a motion to pay for the removal of the tree and large branch. The motion was seconded by Nancy Doll. Motion carried. The homeowner of 1720 Cedarwood was also notified he has been mowing into CCOA property.

Shoreline weeds and Algae – The shoreline gabion rock cover was sprayed today. The board is aware of the algae build up as well but can only treat the pond every fourteen days because of DNR rules. This has been a very difficult year due to the excessive algae bloom.

Dead Ash Tree Concern – An owner brought his concern regarding the ash trees to management. The board is aware of the ash trees. Many owners are working on having the trees removed. This is an epidemic for many homeowners and many tree services have a long waiting list. The manager can provide tree removal service referrals. The Board will discuss offering a service with winter rates to provide owners a chance to call into management and be put on a list for tree removal for a bulk winter discounted rate.

Shoreline Rip Rap - Two owners on South Shore Drive inquired about gabion stone. Mark will work with Jeff to put estimates together for the gabion stone.

Speeding on CC Blvd – A reminder will be placed in the next President's memo asking residents to slow down.

### **Covenants (Mark Miller)**

Mark Miller explained the process to restrict rentals and Air B & Bs through the covenant amendment process.

### **Communications (Debbie Prust)**

Debbie Prust reported the CCOA website has had administrative rights changed to include Mark, Debbie and Lisa.

### **Finance (Mark Miller)**

Mark Miller reviewed the financial reports with the board members. Receivables have decreased and a large past due amount was collected in May. Mark Miller suggested the board approve a transfer in the budget from the reserve funds to allocate funds for gabion stone. Craig Rowles motioned to adjust the budget to allocate \$10,000 for gabion stone replacement from the reserve. The motion was seconded by Debbie Prust. Motion carried.

Mark reported interest income has been helpful from savings accounts. The association is under budgeted expenses, therefore slightly ahead of projected cash flow. Craig Rowles motioned to approve financials. Nancy Doll seconded the motion. Motion carried.

### **Lake, Dam and Wildlife (Craig Rowles)**

No report but Debbie Prust reported wildlife is down on the lake.

### **Compliance & Security (Rick Parrino)**

Rick reported many reviews submitted in the month of May for fences, roof replacement and sheds.

### **Future Meetings**

July 18, 2024 – 7:00 p.m. – Hampton Inn

August 15, 2024 – 7:00 p.m. – Hampton Inn

September 19, 2024 – 7:00 – Hampton Inn

October 17, 2024 – 7:00 p.m. – Hampton Inn

### **Adjournment**

Barb Beatty motioned to adjourn the meeting. The motion was seconded by Debbie Prust. Motion carried, and the meeting was adjourned at 7:40 p.m.