

COUNTRY CLUB OWNERS ASSOCIATION

BOARD MEETING

June 24, 2025 – Zoom Teleconference

CALL TO ORDER

Mark Miller called the board meeting to order at 7:02 p.m.

CONFIRMATION OF QUORUM

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

MEMBER QUESTIONS/COMMENTS

- a. Concerns Regarding Neighbor's Lot Maintenance – An owner attended the meeting and expressed their concern that they want to keep a good relationship with neighbors. They have kept up their home and landscaping and want to keep the value of the homes to the standard that most of our homes are. A neighbor has a split tree, and another neighbor has a stump on the corner of the house. Lisa Logsdon stated the owner with the stump has confirmed he is aware of the stump and will be scheduling grinding of the stump soon. Lisa has offered the tree removal program to the owner with the split tree and is waiting for a response. The neighbor's concern is the danger of the tree falling. The neighbor also noted a tree hanging over the sidewalk on Wells Fargo property, across the street from Lincoln Savings Bank and in front of the Club Car Restaurant. All need trimmed off the sidewalk. The board will check into the trimming of these trees. Mark Miller stated the board will do what they can to get this resolved as soon as possible.
- b. Two complaints regarding home on 139th - Owner was notified of needed weed treatment and overall appearance of their lot. If things do not improve, the City will be notified of the issues.

APPROVAL OF MEETING MINUTES

Deb motioned to approve the May 15, 2025 board meeting minutes. Seconded by Nancy Doll. Motion carried.

COMMITTEE REPORTS

Grounds (Mark Miller)

Latitude completed chemical applications to lawns. The common areas look very good. Depending on water ban they may become distressed, but currently lawns are still looking good because of the rain. The weed control provided by Latitude 41 has been noticeably better than previous vendors. The fountain is down because the irrigation and fountain are on the same water line. We are not sure when the water ban will end or when the fountain or irrigation will be restored. Barbie Miller talked with Clive and most of the temporary signs are down, the roads are rather clean, and stains are off the streets. Deb Prust stated the grass seed used by the city to repair the backfilling and easements is of poor quality and is just sprouting weeds. The board might consider sodding the areas. Barb Beatty, Dale and Barbie Miller met with the police chief regarding placing the electronic speed limit signs. The signs will be placed going north from south and one from south to north on Country Club Blvd.

Covenants (Paul Drey)

No Report.

Communications (Debbie Prust)

No Report

Finance (Mark Miller)

Wildlife and geese expenses increased this month as well as Insurance costs. The balance sheet looks good. Net cash flow is slightly ahead of budget.

Deb motioned to approve the May financials. The motion was seconded by Nancy. Motion carried.

Lake, Dam and Wildlife (Craig Rowles)

No Report.

Compliance & Security (Rick Parrino)

Rick Parrino reported a truck parked on Country Club Blvd. next to the fiber optic box and the wire, but they did not remove a wire that was run across Country Club Blvd. He believes it is a Mediacom line. They did spray paint the house's lawn across the street for locates - this may be where the boring will take place. Rick was hoping the city would do something about the line running across the street. Barbie Miller will email the city regarding the line.

Nancy Doll inquired what is the rotation for the security company. Mark Miller stated he believes there are five or six trips per rotation. Nancy stated Pinnacle residents aren't seeing them come through. Rick stated when he and Mark Miller talked with Signal 88 they were told the patrolmen would not have a routine rotation because they don't want criminals to know their pattern of rotation. Rick Parrino said he sees the Signal 88 patrolmen often on Country Club Blvd. Mark Miller asked Lisa to discuss the rotation with all sub-associations and follow-up with Signal 88.

Future Meetings

July 17th – 7:00 pm – Zoom

Adjournment

Debbie Prust made a motion to adjourn, seconded by Nancy Doll. Motion carried to adjourn the meeting at 7:52 p.m.