

COUNTRY CLUB OWNERS ASSOCIATION
BOARD MEETING
August 21, 2025 – Zoom Teleconference

CALL TO ORDER

Mark Miller called the board meeting to order at 7:05 p.m.

CONFIRMATION OF QUORUM

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

APPROVAL OF MEETING MINUTES

Debbie motioned to approve the July 17, 2025 board meeting minutes. Seconded by Nancy Doll. Motion carried.

COMMITTEE REPORTS

Grounds (Mark Miller)

The front entrance brick repairs have started with Freedom Masonry. Latitude 41 will be doing some sod replacement. A couple of areas on Lake Pointe that do not have coverage for sprinklers, these areas will get black dirt and seed. Landscape trimming is scheduled for late September. The flashing speed limit signs will be installed tomorrow or next week.

Covenants (Paul Drey)

Paul will be reviewing the covenants to provide an update at the next meeting.

Communications (Debbie Prust)

No Report

Finance (Mark Miller)

The budget comparison sheet was reviewed. We have a positive \$2,700.00 operating income. The YTD cash flow is positive and we are ahead of our projection. We saved money on irrigation due to the water ban. Common area maintenance and fountain maintenance are down. Mowing has an overage due to amount of mowing needed this season. Tree maintenance is higher due to storm damage. Nancy Doll motioned to approve the July financial report, Paul Drey seconded. Motion carried.

Mark is working on the 2026 budget now and will have it ready for presentation at the next meeting.

Lisa is working on filing liens against the owners that have not paid their 2025 dues. The owners will be invoiced for the legal fees to file the liens. We had a couple of big payments come through in July.

Lake, Dam and Wildlife (Craig Rowles)

An owner has reported an issue with turkey vultures roosting on their roof. The owner is requesting the association assist to correct this issue. Turkey vultures will roost at the highest elevation in search of food sources and protection from predators. Craig stated there are prong devices and spinners that turn on a rod the owner can install on their roof to deter the vultures. The board recommended providing a bird banger to the owner as an alternative deterrent. Lisa will reach out to the owner to offer the banger. Craig Rowles asked Lisa to provide his contact information to the owner to discuss alternative options. The board unanimously agreed this issue is not an association expense.

Compliance & Security (Rick Parrino)

An owner contacted Lisa questioning whether weed control is just in common areas or the entire lake. Mark confirmed we spray the weeds for all the gabion rock, all the way around the lake. Mark asked Lisa to schedule weed spraying with Aqua Clear Lake Management. Craig Rowles added that heat and rain have caused an increased amount of weed growth and algae growth this season.

An owner contacted Lisa concerned about two homes not abiding by the association covenants and whether the owners' real estate agents have been notified of the need for lot maintenance before closing. Mark Miller reported the new Country Club Blvd. owner is starting renovations and has removed three trees. All renovations are to be completed within the next six weeks. Mark asked that Dale with HOA Management also stop by to check on whether the other home has been vacated.

Annual Meeting

Lisa reported 4,979 votes left to collect to make quorum. Mark Miller will contact Wells Fargo and Lincoln Savings to collect their proxies.

Future Meetings

September 18th – 7:00 pm – Hampton Inn

Adjournment

Debbie Prust motioned to adjourn the meeting. Paul Drey seconded. Motion carried to adjourn the meeting at 7:37 p.m.