



Country Club Members:

August 19, 2025

CCOA Members:

This memo will update you on a few happenings in the community...

The brick entrances and connecting iron fencing project were completed in late 2024 except for a certain section behind the fountain at the main entrance. This area is noticeable in that it shows cracks and leaching. The brick and concrete caps also need repaired to prevent further and more expensive deterioration. This preventive maintenance has saved the association thousands of dollars. This work is scheduled and is part of the reserves 2024 budget.

There has been a limited amount of Gabion Rock renourishment and repairs this year. Although this is an annual expense, most of all the major and problematic areas have been completed the past 4 years. The board asks that you please advise anyone you see throwing rocks in the lake to refrain from doing it. This is an expensive expenditure due to the cost of rock and labor.

The Ash Tree program to help owners pay for removal expenses (\$200.00) has been successful. Over the past two years, dozens of dead or dying ash trees have been removed.

We continue to see many construction applications. Please note that these applications must be completed prior to all construction projects, such as fences, swimming pools, sheds, roofs, solar panels, and erosion control pads. The purpose of the application is to keep high quality standards within our community, which affect home valuations. The application can be found on the CCOA website at [Arch Review Form 01 951BC699E1A24.pdf \(clivecco.org\)](https://www.clivecco.org/Arch_Review_Form_01_951BC699E1A24.pdf). Due to the activity winding down over the next 3 months, I ask you and your family members to be extra observant of the construction vehicles and equipment on many of the streets. There are many workers in the streets getting in and out of their construction vehicles.

In the next 7-10 days, the City of Clive will be installing the permanent flashing speed signs to help mitigate speeding on Country Club Blvd. This was mentioned in the previous memo.

Please let your family members and guests know that fishing areas are restricted to the common areas, which are abundant. The lake lot homes are private property and

permission from the owner is required. There are many signs at the lake lot entry areas noting that lake lots are private property.

The financial position of the association is slightly ahead of budget leading into the fall months, which is a good thing. Unfortunately, we have a hand full of members that have not paid their annual dues. Although it is a very small percentage of total dues, it affects the budget in two ways – one, its projected income that has not been received – two, we are now having to hire an attorney to collect the funds. The attorneys will do what they must do to collect the funds, and the association pays for those collection costs. We do not have a budget for bad debt and have no intention of ever going in that direction. It's not fair for 99.8% of the compliant members to cover attorney's collection costs, but we have no choice. As a separate attachment, you will find a document that explains what dues are used for in our association.

Covenant compliance is necessary in sustaining and increasing home values in our community. Please note sections 301.1 and 301.2 below from our rules and regulations / covenants.

301.1 The owner of any Lot shall maintain his or her Lot and improvements thereon in good repair at all times and shall remove any debris or offensive material therefrom. In the event an owner fails to fulfill his or her maintenance responsibilities, the Association may take appropriate action to enforce this obligation. (Master Declaration Article IX, section 8 per 2009 Amendment)

301.2 The owner of any Lot shall (a) maintain his or her Lot in a presentable manner, (b) mitigate the growth of weeds and dandelions, and (c) seed, mow and trim as needed. (Master Declaration Article IX-A, section 14 per 2016 Amendment)

Lastly – special request The annual meeting will be held at 7.00PM September 18, 2025, at the Hampton Inn on Lake Street in West Des Moines. The meeting can only take place if we have a majority percentage of the outstanding proxies submitted. Can you please make every effort to get your proxy to Lisa Logsdon per the mailing/email instructions on the proxy as soon as possible. If you do not have a proxy, please contact Lisa.

That's it for now – appreciate you being part of our community!

Regards,

CCOA Board of Directors
Mark