

COUNTRY LAKES HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF TRUSTEES  
MAY 13, 2024

Meeting of the MAY 13, 2024, Country Lakes HOA Board was called to order at 7:01 pm (Monday) at 3953 Hedgewood (Hanigan Residence)

BOARD MEMBERS:

Bill Hanigan – in person  
Kerry Winer – in person  
Vince D’Angelo – in person  
Lisa Greb – in person  
Don Kelley – in person

OTHER REQUESTED ATTENDEES:

Anthony Embrogno – absent  
Bruce Buller – in person  
Pat Renz, Renz-Lakeshore Insurance

Presentation of HOA Commercial and D&O Insurance Policy Coverage

Don introduced Pat Renz of Renz-Lakeshore insurance  
Pat Renz provided the BOD with a background on himself as well as his company and the various carriers he has in house.  
Prior to the meeting, he solicited quotes from three carriers: Erie, and Cove & Cincinnati  
After Q&A and reviewing costs which amounted to savings over 50% with better coverage for an insurance package with Erie Insurance of our Commercial and D&O coverage to switch to Erie Insurance,  
Motion to switch to Renz-Lakeshore Insurance and the quoted coverage with Erie Insurance: Don Kelly  
Seconded: Kerry Winer  
Vote: Motion passed unanimously

ACTION TAKEN BY THE BOARD WITHOUT A MEETING SINCE ITS MARCH 20th BOARD MEETING: None

MINUTES FROM April 15, 2024, BOARD MEETING: Lisa Greb

Motion to approve the April 15, 2024 Minutes, 3<sup>rd</sup> Draft:

Motion to Approve: Don Kelley  
Seconded: Kerry Winer  
Vote: Motion passed unanimously

TREASURER’S REPORT: Don Kelley

Treasurer’s Update of YTD Income and Expenses/Balance Sheet/Reserve and Checking Accounts:  
Don is working with Anthony to update the chart of accounts and provide remaining contractual balances to our Budget to Actual Report (YTD).

Resident Status Report: property, transfers, & delinquencies – Moving Notices

4025 Watercourse: Gail Grigg has been moved by family members and her home may be put up for sale

3950 Hedgewood: The Andrews home has been vacant for a period and has a prospective buyer

4090 Watercourse: New Residents Charles Laszlo & Maureen O'Neill-Laszlo

4093 Hedgewood: Marge Morse recently passed; unsure of house status

Reserve Fund: Edward Jones update:

Wells Fargo \$102,000/4.90% CD with an April 16, 2024 Maturity. Don mentioned that he had

looked at different dates of maturity due to them having different rates. Rates are 5.05% for 12 months. 5.15% for 13 months. 5.5% for 7 months. But this would take us off a rotation of reinvesting one CD every quarter (approximately one quarter of Reserve Funds) for renewals. After discussion, the Board decided to keep the current rotation of CD's being purchase with a 12 months maturity.

Motion to Approve Treasurer's Report

Motion to approve: Kerry Winer

Seconded: Lisa Greb

Vote: Motion passed unanimously with all Board members in attendance

DESIGN REVIEW COMMITTEE REPORT: Vince D'Angelo:

New DRC Resident Applications and their Status:

3984 Hedgewood: patio and rear landscaping; approved 4/18/2024

4077 Watercourse: rock addition at fire pit; approved 4/23/2024

3945 Hedgewood: front landscaping; approved 5/5/2024

4085 Hedgewood: front railing and exterior lights; approved 5/6/2024

3958 Hedgewood: roof replacement; approved 5/7/2024

3929 Hedgewood: window and door replacement; approved 5/7/2024

4053 Watercourse: tree removal; Bruce spoke with the homeowners and they are just going to trim the tree

Other: Bill Hanigan's and Lisa Greb's names need to be added to the Montville Township information

PROPERTY MANAGER REPORT: Bruce Buller

*2024 Activity Including Resident(s) Calls:*

4085 Hedgewood, 3966 Hedgewood & 4092 Watercourse: all had mailbox issues that were corrected

4003 Hedgewood: call about the condition of his mailbox and was informed that it will be replaced this year

4073 Watercourse: inquired about owner property between houses; Bruce responded

4020 Hedgewood: emailed regarding resetting from last year's grub damage, Bruce informed them they should be done by the end of May

4053 Watercourse – see DRC report

3995 Hedgewood asked if anything could be done regarding the utility box laying down in the tall grass; Bruce is working on this issue

4074 Hedgewood asked if the sides and backs of the homes will be edged and mulched; Bruce responded that only the front beds are maintained by the HOA

*J&J Renovation*

Currently all mailboxes are OK

Speed sign bases have been removed and their holes filled

Gazebo will be power washed prior to the Memorial Day picnic

Will repair two benches that need to be stabilized; discussed the need to paint the tables and benches; Don to take a look at them

*Akron Pest*

First application for spiders is scheduled for 5/16/24, weather permitting

*Concrete Repair and Replacement*

Bruce is awaiting quote for five patch jobs; when work begins do not block road, instead place plywood on lawns

Apron into Country Lakes is cracked

Meadows Drive is uneven by one quarter inch; if it gets worse, ask the Master Association to fix

*Removal of Mulch*

Bruce is still looking for a possible vendor, due to high costs from the bids already received; removal needs to be complete by the end of June

*Moscarino*

Mowing should start the week of the 15<sup>th</sup> and will include the bagging of clippings at an additional expense.

Bruce is waiting to hear back from Ginny on when to trim the bushes; after that mulching will be done probably late June or early.

Lawn Squad

Seeding of grub damaged lawns will be completed by the end of May

Next fertilization is scheduled for 5/28/24 and will include grub control

*Miscellaneous:*

Three drain covers on inner lakes need to be replaced at a cost of \$15 – \$20 each; Bill Hanigan approved

WELCOMING COMMITTEE REPORT: Don Kelley

Don is still having issues in getting information about new residents; he has emailed the Master Association, but no response yet.

Ted and MaryLou Swartz and Lisa Greb have volunteered to join the welcoming committee

*Access and use of Mail Chimp*

Don requested and received support for the Social Committee to have access to mail chimp for the Memorial Day Picnic, July Fourth Picnic, Labor Day Picnic and Christmas party for residents.

Don sent out an email to all residents asking for volunteers for the 2024 Labor Day and Christmas; if no responses by Memorial Day, Labor Day will be canceled, and if no responses by the annual meeting, Christmas will be canceled

OLD BUSINESS:

*Kiwanis Flags*

Motion to continue with the program: Bruce Buller

Seconded: Don Kelley

Vote: Motion passed unanimously

*Master Association Covenants - Status*

The Covenant about leasing out a home still has not passed. The Master Association has requested our help in getting those who had not voted to vote on the amendment.

NEW BUSINESS:

Annual Meeting

Need to confirm date with club and send out notice to residents

Will review outline of presentation, including BOD Member Election Treasurer, at June 10th BOD meeting

The issue of Property Fraud was discussed

Next meeting date is June 10, 2024, 7:00 pm at the D'Angelo Residence (4004 Hedgewood)

Discussion on what will be covered in the annual meeting. The annual meeting is scheduled for June 20, 2024.

Request to adjourn at 9:02pm

Motion to adjourn: Vince D'Angelo