

Country Club Condominium Association

Annual Meeting Minutes

Meeting date 07/20/2019

Pat Donnelly called the meeting to order at 9:00 AM. Co-owners present: Phil Pratt (lot4), Gary & Patty Young (lot 5), Pat Donnelly (lot 7), Don Hunter (lot 11), John & Jeannie Contanch (lot12), Glen & Ellen Wachler (lot 17), John & Sandy Herzog (lot 18), Eric Eide (lot 22), Curt & Judy Brock (lot 23), Loren Musilek (lot 26 &27), Chuck Center (lot 28), Michael & Judy Heneka (lot 31), Gerald & Marilyn Paga (lot 32), Karlee Philp (lot34), Marsha & Stephen Hall (lot 44), Terry & Nancy Lunn (lot 45), Kirk & Beth Weaver (lot 47), Cheryl Hoffman (lot 61 &62), Chip & Alyssa Sauer (lot 64), Bill & Tina Crook (lot 65), Larry & Anita Murz (lot 66, Chris & Christine Bensen (lot 69), Claudio Silva (lot 71), Christopher & Maura Snabes (lot 75), Keith Carey (lot 77). Dennis Phelps (lot 79)

Proxy's from lot 56 &57 (Hanna) for Bensen, Proxy from lot 74 (Miller) for Musilek and Proxy's from lots 35,36,37 (List) for Musilek.

Consensus that last year's Annual Meeting Minutes were distributed and and read by those present. Motion to approve last year's minutes as written made by Cheri Hoffman. Second by Keith Carey. None opposed.

Pat Donnelly indicated that the developers for the Hotel/ condominium complex were present to share their plans for the complex after our meeting business was conducted at about 9:30.

Treasurers Report submitted by Board Treasurer Cheri Hoffman. Reviewed actual 2018-2019 budget and proposed budget 2019-2020. Cheri noted that actual Snow Removal costs were not in line with the budget and that costs were significantly higher due to more snow received over the winter. Jean Musilek will be working with Jake who is responsible for street snow removal for the association to minimize cost if possible. Treasurer indicated that due amounts for all line items will remain the same for the coming budget year. Dennis Phelps (lot79), indicated that Brownie Brook Lane was not plowed about a third of the time that the rest of our associations roads were plowed. Dennis was asked to let Jean Musilek know should that occur this coming winter so it could be addressed with Jake. Motion to approve budget by Keith Carey. Second by Gerald Paga. None opposed.

Nancy Lunn discussed this years Garage Sale noting that it was smaller this year and that residents had less to sell. As the Garage sale is slated to occur every other year that it should be discussed what level of interest there is for having another sale. Recommended that those interested can nominate a team to handle advertising and signage for that years sale as they occur.

Association Grounds were discussed. Marilyn Paga who works with Jake on Ground appearance indicated the the beds looked nice. It was noted that Roberta also compliments with beds. Anyone interested in working with Jake with recommendations on bed plantings should let the board know.

Architectural Control Committee did not receive any request this year. Jean noted that another member would be good to add to the Architectural Committee to have an odd number of voters for review purposes. Gerald Paga asked if steel roofs were allowed in the association as he noted that they may have been used for over dormers in the complex. Cheri Hoffman indicated that they are not approved in the master deed and that changes to the deed are possible but expensive. Gerald indicated that there are different metal roof materials; a shingle style and a metal sheet style. Cheri Hoffman recommended that the Architectural Committee develop do's and don't rules for the committee to approve steel shingles but not the steel sheets. Stephen Hall asked how roofing material and color are approved and Cheri Hoffman noted that all these changes in addition to paint colors require approval or the Architectural committee. Hardscaping changes also require approval. A Member noted that steel roofs may not be safe to exit in the event of fire and that should be considered also. Jean Musilek will coordinate rules for improvements in hardscaping with the Architectural team.

Jean Musilek discussed the Neighborhood Directory, indicating that it was a big hit with the members. She will send out an opportunity to update the directory to members in December and will publish the updated version in January 2020.

Pat Donnelly discussed association street maintenance. The streets were slated to be sealed last fall, however could not be done due to the early onset of cold weather. The roads will be sealed this year and is budgeted. Johnny Martin will be contacted in August for a October target date to complete the work. Some concern was made that the development of the new condominium complex could generate more construction trucks coming in on our roads.

Jean Musilek asked how the issue of speeding was going in the association. it continues to be an issue but slightly improved as indicated by Marsha Hall. She indicate that she has been trying to slow down a red scooter speeding by her lot. Jean reminded members of the need to watch our speed and for members to remind contractors and workers to do the same. John Contanch indicated that there was not a speed limit sign on Country Club North. if there isn't a sign Pat Donnelly indicated a sign would be obtained.

Jean Musilek asked that members be aware of fallen trees and trees that have partially fallen and caught in other trees for appearance purposes. Jean noted that bringing trees fully down improves appearance. She recommended Tom Bergmann as a good contact to bring down trees as he is inexpensive and does a good job. He does not however provide any haul away service.

Pat Donnelly noted that an Annual Audit could be preformed at a cost of 10,000 dollars. motion was made to waive the Annual Audit by Marilyn Paga. Second by Terry Lumm. No Objections.

Jean Musilek advised members that if leaves were not removed from the roadside by the township pickup that the member will be billed for their removal. Leaves should not be placed on the road. The township may not do anymore than one pickup in the fall. Jean recommended that members be in contact with the township so they are knowledgeable of the pick up date and have leaves ready for pick up. Chuck Center indicated that the township also will pick up leaves in the spring. Chuck Center also asked members to ensure that leaf piles be free of sticks and stones that are damaging to their equipment causing the township expensive repairs. He also indicated it is better for the township to pick up leaves all at once rather than retuning for smaller piles. Jean asked that member not allow lawn companies to park on the street. please ask them to pull into your driveways while working on your lot so the street remains clear.

Pat Donnelly asked if there were any new nominations for the board. Eric Eide indicated his interest in joining the board. Motion made by Gerald Paga and Second by Pat Donnelly to add Eric Eide to the board, none opposed.

Jean Musilek indicated that the Hotel/Condominium complex development is not part of our association business, she introduced Fred Taylor and Dab Barron presented the projected hotel/condominium development proposed to be built adjacent to the country club

building. Fred Taylor indicated the Complex is planned to be located on just under 4 acres on the hill adjacent to the clubhouse which is the highest point to the Country Club development. Hotel/condominium Complex will contain 20 luxury high-end 2 or 3 bedroom units. Parking will be underground, with Condo/hotel units on two floors above ground. Front and back elevations and site map were made available for members. Access road to the complex will be from Cottage Lane. This access road will be heated due to the 14% grade. Access road will be a switch back style. The highest point of the structure will be 35 feet above ground level. The ground level will not be built up. An elevator is included in the plans. Unit owners will be able to rent the units weekly or for nightly rentals. It is currently thought that the country club would provide check in services for the hotel rentals. The original plans for the development of the Country Club included plans for this complex. Course hole 10 is not anticipated to be affected. Staging of construction materials will be across the street from the complex. Pat Donnelly raised concern regarding already challenged sewage pump and water run off from the complex. It was indicated by the developer that a stronger pump is planned to be installed. Curt Brock expressed concern about water run off as his lot 23 has already experienced flooded yards from creek and course run off and requested that run off of the new project not cause additional concerns. The future owner after the complex is built has not been determined. Social Country Club Membership will be required of unit owners. Additional research of wetlands need to be completed. Eagles Nest is proposed name of the complex if not already used. Additional approvals still need to be obtained before project can be built, plans are in preliminary stage.

note: In response to Jean's email regarding an opening on the Architectural Control Committee, Frank Villiard and Kevin Dietrich requested to join.