

Country Club Condominium Association
Annual Meeting Minutes
Meeting Date 07/18/2020

Pat Donnelly called the meeting to order at 9:09 A.M.

Co-owners present: Karlee Barnard (lot 34), Chris and Christine Benson (lot 69), Claudio Urritia-Silva and Cecilia Bustos-Berrios (lot 71), Curt and Judy Brock (lot 23), Brian Brogan (lot 6), Keith and Heather Carey (lot 77), John and Jeanne Cotanch (lot 12), Bill and Tina Crook (lot 65), Patrick and Judy Donnelly (lot 7), Steve and Marsha Hall (lot 44), Michael and Judy Heneka (lot 31), Edward Sidlow and Beth Henschen (lot 11), John and Sandy Herzog (lot 18), Cheri Hoffman (lots 61 & 62), Terry and Deann Johnson (lot 29), William and Marie Lawson (lot 51), Marjorie List (lots 35,36,37), Terry and Nancy Lunn (lot 45), Andrew McKellar (lot 63), Larry and Anita Murz (lot 66), Loren and Paula Musilek (lots 26 & 27), Gerald and Marilyn Paga (lot 32), Phillip and Judy Pratt (lot 4), Christopher and Maura Snabes (lot 75), Francois and Dolores Villiard (lot 52), Kirk and Beth Weaver (lot 47).

Proxy from lot 69 (Benson) for Crook, Proxy from lot 6 (Brogan) for Donnelly, Proxy from lot 45 (Lunn) for Brock, Proxy from lot 63 (McKellar) for Musilek

Consensus from attendees that last year's Annual Meeting Minutes were received and there were no questions or revisions presented. Cheri Hoffman moved for minute approval and seconded by Kieth Carey. None opposed.

Treasures Report was presented by Board Treasurer Cheri Hoffman. stated 2019-20 income was 61,527.67, expenses were 37,628.72 and after the transfer to the road reserve of 23,898.95 we were left with a net profit of 8,098.95. Currently the accumulated road reserve is approximately 150,000. Generally the same amounts will be budgeted for next year. Snow removal is difficult to estimate due to weather variances.

Judy Brock discussed that a garage sale is planned for 2021. 10 families participated in last year's sale and they were happy with result. Judy Brock and Nancy Lunn will head the organization of next years sale which is planned to occur on Saturday, June 12th from 8 A.M. to 3 P.M. If you want to sign up to participate please contact Nancy or Judy. A small fee is collected to cover the expense of an ad, balloons for mailboxes of participants and signage. If you have input regarding the sale organization contact Judy or Nancy.

Marjorie List discussed the condition of the flower beds at the entrances and the bed in front of the Halls. Beds were planted late due to issues with covid restrictions and weather. The beds at the entrances are satisfactory with no changes planned. Marilyn Paga will contract Jake regarding the bed in front of the Halls home as it is not doing as well.

Jean discussed Architectural Control, new home build on lot 63 has been approved but is currently on hold by the owner. A small shed has been approved. Frank Villiard asks if sheds are permitted on the golf course of the lot, Jean answered yes as long as plans are approved. Members were reminded to submit their changes to the Architecture Committee.

Steve Hall and Bill Crook discussed the speeding issue by residents, workers and those passing through. By the Halls home people tend to accelerate just after making the corner turn. The Halls made homemade signs that seemed to be effective that said "Slow Down". Concerns were expressed by several members about kids, walkers and bicyclist being at risk and that some near misses have occurred. The sign in the median by the Halls residence that said "drive as if your children played here" disappeared and it is unknown what happened to the sign. Discussion occurred about what data was received by the digital speed display sign that was set by

the road near the first house when entering our association. Pat Donnelly indicated data collection was not helpful as most information didn't get recorded due to shade issues. Marilyn Paga expressed concern regarding speeders around the curve near the Barnes home. Frank and Delores also indicate concerns about people accelerating on the straight away in front of their home. Bill Crook suggested that we look into having a gate like Stonebridge and asked Pat if he knew the operating costs of the gate. Pat indicated the cost is not known, and that the association costs of Stonebridge is about double ours as we allow ingress and egress for the golf course via our back entrance reducing our expense. Judy Brock commented our signage seems to be ignored as it blends in. Discussion occurred suggesting red reflective material be used. Marjorie List indicated many seem to get lost at the end of Country Club Court and then speed off to find their destination. Jerry Paga suggested we could investigate if surveillance cameras might be available to catch speeders. Larry Murz indicated that we need to make a decision to invest more as residents to protect lives and that we need to act now and not wait to see until an accident occurs. Pat Donnelly indicates that it isn't as much of a budgetary concern as much as it is egress and ingress and gates working properly. Stonebridge has difficulties with gate operation, however a member recently observed it being closed. Member commented that gates if installed would need to be put at both entrances. Pat set forth a vote that members okay an amendment for changes in signage so they are more noticeable, moved by Cheri Hoffman and seconded by Chris Snabes, none opposed. Pat also indicated that a committee will be required to investigate gates and suggestions made. John (Sparkey) Contanch, Larry Murz, Frank Villiard, Curt Brock and Steve Hall will form a committee and begin investigation.

Jean Musilek discussed the neighborhood directory that was sent and that updates or changes should be sent to here. Appreciation for her efforts was made by the members.

Pat Donnelly discussed association road maintenance and that cracks were filled in last fall and finished this spring. Dennis Phelps indicated that the road in front of them has damage from truck traffic. Marilyn Paga indicated that the Road by the Barnes residence has a hole in it. Pat Donnelly indicated that he would take a look at these issues.

New Business issues

Annual budget audit is required by the state unless members vote not to preform the audit. Cost of audit is approximately 10,000. Members voted not to conduct the audit.

Jean Musilek indicated that she has a link she can give members that may need to replace there mailboxes, additionally we have purchased 5 lamps poles and 5 lamp shades so that we have inventory for future builds and replacements.

Chris Snabes brought forth concerns regarding hunting that is being allowed on the golf course by the owner Mr. Brown or the prior owner Fred Taylor who would be within their right according to DNR rules. He wanted members to know that while hunting is not allowed in our association that the golf course owner can and does allow it based on his experience with an encounter with a hunter on a hole in the back 9 last fall. Being an experienced bow hunter, he was concerned about safety as hunting projectiles can not be controlled should they miss or project off an object or animal. Chris provided a letter previously to the board and in response was directed to contact Mr. Brown the course owner, however contact information wasn't provided. Based on law a hunter must ask the permission of the home owner to retrieve an animal should a wounded animal enter their property. In the interest of safety, Chris asked the board to talk or send a letter to Mr. Brown about these safety concerns and that hunters not be allowed in our association to retrieve animals. He asked Members not to allow hunters on their property to retrieve wounded or dead animals to deter hunting near us. Pat indicated that he was not willing to send a letter and that the board would provide the contact information to him so that he could sent a letter to Mr. Brown.

Pat Donnelly notified members that due to health issues that he is resigning from the board. He asked the members if any of them would like to join the board. Phil Pratt and Frank Villiard both volunteered to join the board.

Pat made motion to adjourn the meeting, approved by Steve Hall and seconded by Bill Crook.

Post adjournment, Cheri Hoffman, Treasurer made motion to elect Bill Crook to the office of President and that all other board offices remain the same. Motion was approved and seconded.