

Country Club Association  
Annual Meeting Minutes  
Meeting Date 07/17/2021

Co-owners present: Karlee Barnard & Brett Binkley (lot 34), Pam and Tom Barnes (lot 30 & 43) Chris and Christine Benson (lot 69), Claudio Urritia-Silva and Cecilia Bustos-Berrios (lot 71), Curt and Judy Brock (lot 23), Chuck and Trudy Center (lot 28), 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), JB and Catherine Hoyt (lot 10), Edward Sidlow and Beth Henschen (lot 11), John and Sandy Herzog (lot 18), Cheri Hoffman (lots 61 & 62), John & Marjorie List (lots 35,36,37), Terry and Nancy Lunn (lot 45), Vince Mastrovito (lot 51), Patrick and Caitlyn Monks (lot 5), Gerald and Marilyn Paga (lot 32), Dennis and Jeanne Phelps (lot 79), Phillip and Judy Pratt (lot 4), Tom and Cathy Moody (lot 33), Glen and Ellen Wachler (lot 17), Kirk and Beth Weaver (lot 47). Kathy White (lot 54?) Documents given to co-owners upon arrival were Budget, Garage sale information flyer and meeting agenda.

Proxy from lot 28 (Center) for Hoffman, Proxy from lot 6,16,21,& 46 (Drury) for Donnelly, Proxy from lot 22 (Eide) for Donnelly, Proxy from lot 56 & 57 (Hanna) for Benson, Proxy from lot 9 (Huebotter) for Paga, Proxy from lot 26 & 27 (Musilek) for Hoffman

Bill Crook called the meeting to order at 9:01 AM

Bill announced his resignation from the board as he had been asked to resign from a co-owner regarding the speed hump issue and he wanted to honor that request. He invited members to talk with him after the meeting if they liked regarding the history of the speeding issues over many years and why we arrived at the installation of the humps to address safety concerns in our neighborhood. He expressed that this position doesn't come with a handbook and that he did what he felt was wanted based on the many years of discussion around speeding and safety of our community and other measures tried such as signage and MPH meters that didn't resolve the issue.

Consensus from attendee that last years Annual Meeting Minutes were received and if there were any questions/comments regarding them. Cheri Hoffman moved for minute approval which was seconded by John List, none apposed.

Treasurers Report was presented by Board Treasurer Cheri Hoffman. She reviewed overages and shortages of the actual budget and the proposed budget. Dues will increase \$50.00 per billing for improved lots and \$25.00 per billing for unimproved lots. There are 51 improved lots and 28 unimproved. With the increase we may have about \$1600.00 in extra income next year. John List suggested that more of an increase be considered to keep our neighborhood spectacular and that our dues are really reasonable compared other developments. Marilyn Paga commented it would be good to ramp up so improvements could be made. JB Hoyt would

like to see a plan before increases in dues. Tom asked about road resurfacing costs. Pat Donnelly indicated that they received an estimate years ago for \$200,000.00 Glen Wachler asked about what the current amount of the road reserve is, Cheri Hoffman commented about \$180,000.00 A co-owner asked if we have other reserves, Jean Musilek indicated we have about \$25,000.00 in our checking account and there are no other reserves.

Judy Brock discussed the upcoming Garage Sale on Saturday, September 11th from 8:00 A.M. - 4:00 P.M. and that typically the sale is held in spring but was moved to September due to uncertainties around covid. Cost to participate is \$8.00 and the sale will be only one day. Hours were extended to start an hour earlier and go an hour later than in prior sales. Co-owners should contact Judy if they want to participate. They also can let her know of items they wish to sell which may be included in advertisements/flyers. Sale will be advertised in Charlevoix and Petoskey papers. Vince Mastrovito inquired what the number of participants were last year and how much traffic we had. Judy responded 10 co-owners last year and 8 the sale prior. Marilyn Paga suggested if you have just a few items go in with another neighbor which worked well for her in an earlier sale. Nancy Lunn commented that we have done this enough where people recognize our signs and that she received comments from buyers that they didn't know how friendly our neighborhood was and she sees this as an opportunity for community outreach.

#### Grounds

Marilyn Paga stated that she felt the entrances and flowers beds were not great but acceptable and that Jake had difficulties getting help and that plants were not readily available due to covid shortages getting things off to a late start. She commented that more recently Jake has stepped up weeding and that the Halls have taken on maintenance for the bed in front of their home. Marilyn commented that she felt some of the bushes at the back entrance could be pulled out and that she would like to focus on more perennials and hard scape to lessen ongoing maintenance. John List asked if we should consider other vendors for grounds, Jean Musiliek said sure why not. Jean will get additional bids from vendors. Bill indicated we can make some decisions once the bids are received.

#### Architectural control

John List indicated that the new house currently being built will be beautiful and that the plans that they received have been thus far have been very desirable. Lot 63 has pushed back their desire to build for a better time. Jean Musilek noted the architectural checklist is about 30 years old and in need of updating. Tina Crook noted that we should look at Metal Roofs. The MasterDeed should be reviewed and updates considered. Nancy Lunn indicated there are pros and cons for metal roofs and that younger buyers seem to like them for their more modern look and would like the Architectural committee to consider them. Nancy urged the architectural committee to consider changes for metal roofs and improvements such as and others to keep our neighborhood more viable.

#### Speeding

Steve Hall discussed the work his 5 person committee worked to find a resolution to the speeding/safety issue. The committee presented the recommendation for speed humps to the board in October. Many other items were discussed such as gates and guards and the committee saw speed humps as their recommendation. The committee forwarded research and recommendation to the board and the board took action from there. Steve indicated that speed hump placement intent was not to have them in front of peoples homes and to follow lot lines avoiding placement near any driveways. Steve said the intent of the committee was to help the community not hurt it and that we needed to do something to try to remedy the safety/speeding situation. They made recommendation to the board and board took it from there. Bill Crook indicated that there was an unanimous vote from the board to install the speed humps as the next step to try to resolve our safety and speeding issues. Bill indicated that the speed humps will stay in place for a cycle (pulled out before snow begins) so we have time to see if they work and what our feelings are then. They are a mitigating factor, lets give them time to see if they work. The speed humps are not permanent, they will be removed in the fall and plugs inserted into the spike holes. We know there will be some damage to the roads but won't understand that until they are pulled up for plowing this winter. Kathy White indicated that she was surprised by the installation of the humps and would have appreciated communication from the board ahead of the install and that would have helped with co-owners understanding where we were headed. Jean indicated that the speeding/safety issue has been a heated discussion every year. Marilyn Paga indicated that a 3 way stop sign on their corner (1 way stop currently) may remedy some of the problem. John List stated some co-owners think that the speed humps should have been put to a vote by co-owners. John stated that is not the case and that the Master Deed does not require a vote and the board acted within them. Jerry Paga felt the board should of done that anyway. He wants a process where co-owners are given an opportunity to vote. JB Hoyt indicated that in any neighborhood with these speeding problems the actions tried are police officers, signage and then speed bumps as the next step. Jerry Paga would of liked the board to survey the co-owners. Jerry Paga indicated that what John is saying about the Master Deed is probably accurate. He apologized that if the tone of their letter with their survey added additional frustration and thanked the board for their efforts. He passed out survey summary to the co-owners and reviewed the summary. Bill asked how the survey was tabulated and asked for the surveys so that the board could review the results. Jerry/Marilyn Paga indicated that the survey was confidential and wouldn't be shared. According to J. Paga In the survey 51% co-owners responded, 15 for humps, 25 against, 11 undecided.

#### Neighborhood Directory

Jean Musilek indicated she updates the neighborhood directory and to please contact her if you are new member so she can obtain your contact information and update the directory.

#### Road Maintenance

Bill Crook indicated there is some road damage on Country Club North from construction trucks and speeding cement trucks and that Country Club Ct has some damage from the house fire and fire trucks. We won't understand the damage from the installation of the humps until they are

pulled in the fall. He expressed appreciation to Pat Donnelly the prior president for his attention to our road maintenance. John List expressed he doesn't like the look of the road currently and suggest that we obtain bids for sealing and for resurfacing. John thinks it should be reasonable to obtain estimates within 3 months. Jean Musilek will obtain estimates so we are in a better position to understand our cost/options before spring.

#### New Business-annual audit

Some co-owners had questions on annual audit. Cheri indicated that a CPA reviews our documents/books every year when taxes are filed. Question was raised by co-owner (Hoyt?) if that included a bank account reconciliation. JB Hoyt requests review of the books/bank account reconciliation by CPA in lieu of a full audit. Bill made motion to waive audit, John List 2nd motion, none opposed.

New Business-Board recommends a review and possible update to the Master Deed. Jean Musilek indicated the board has already done a review and submitted recommendations to her. Bill requested volunteers to review the master deed and make recommendations to the board. Architectural committee will review architectural section. Volunteers for committee as follows: Cheri Hoffman, JB Hoyt, Judy Heneka, Brett Binkley, Marilyn Paga, Terry Lunn, Curt Brock.

#### Other discussion:

Judy Heneka asked how frequently the board meets. Cheri indicated twice a year. Judy indicated that all co-owners be invited to partake in all meetings. John List indicated that nothing prohibits that. Jean Musilek indicated that this is the first time any co-owner has expressed any interest in attending meetings beyond the annual meetings and that of course all would be welcome. Request was made that co-owners be made aware of all meetings so they can choose to attend if they wish. Co-owner (Wachler) commented that co-owners should be involved in how we spend our association money and be able to put it to a vote.

John Herzog asked if there was any update from Fred on his Eagles Nest Condo Complex. Jean replied that we have not had any further communication on the project and that most of the property markers are no longer present. Thus-far we don't have any new news.

Nancy Lunn expressed her distress about where we are currently with the divisiveness the speed humps have caused in our community and that we should all want a community that we can enjoy being part of. She asked that all co-owners stop divisiveness and rethink about the kind of community they want to live in. Many applauded her statement.

#### Board Nominations

Bill Crook noted that he and Keith Carey resigned their positions. Beth Weaver also indicated she she was also resigning. Bill requested volunteers to be on the board. Volunteers were Jerry Paga, Nancy Lunn nominated Terry Lunn who agreed, and Mike Heneka. John List made motion to accept these volunteers on to the Board and JB Hoyt 2nd motion. non opposed.

Post meeting the board voted to have Cheri Hoffman continue as Treasurer, Terry Lunn President, Jerry Paga as Vice President and Mike Heneka as Secretary. Motion place by Cheri and 2nd by Phill Pratt. In a later email Frank Villiard also resigned from the board.