

Board of Directors Meeting
Charlevoix Country Club Association
June 13, 2022
Meeting Minutes

Attendees

Board of Directors: Jerry Paga
Mike Heneka
Cheri Hoffman
Eric Eide
Curt Brock
Phil Pratt

Other Attendees: Jean Musilek
Marilyn Paga
Tom Moody
JB Hoyt
Beth Weaver
Jeanne Cotanch
Glen Wachler
John Herzog

Meeting began at 9:05 a.m. Acting President Jerry Paga called meeting to order and reviewed agenda.

Bylaws Update: Cheri Hoffman

- Bylaws have been voted on by homeowners with the following results:
 - Proposal 1: Entire bylaws document was approved
 - Proposal 2: Leasing Rental changes were approved (no short term rentals will be allowed in our association)
 - Proposal 3: Architectural Control Changes were not approved, resulting in no changes to current architectural control practices
- Next step: Attorney is drafting the amendment. When complete it will be sent to all Mortgage Holders (companies that hold mortgages on property within our association). They are given 90 days to approve/disapprove the revised document. If any Mortgage Holder doesn't return their vote, it is counted as a YES vote by law.
- As bylaws were approved, homeowners at the northwest property on Country Club Dr. will now have voting privileges in the association. (They were already paying dues.) Acting President Jerry Paga will advise them of this change.

Voting Process Changes:

- Board discussed how to implement voting process changes that were included in revised Bylaws document. A significant change that was approved with new Bylaws is voting for Board members will be conducted by private ballot vs. hand raising at the meeting. There is one new Board position available this year as prior President Terry Lunn has moved.
- Jean Musilek will be sending out the notification of Annual Meeting with attachments by June 18, 2022. Notification will include the following:
 - Meeting logistics and 2022/23 Budget

- Request for nomination of candidates to open Board position
 - Nominations should be sent back to Jean by July 5, 2022. If nominees are unsure whether they want to run for a Board position, they should talk to a current Board member for more information.
 - Jean will subsequently request a short bio of each candidate which should be provided back to her by July 8, 2022. Bios will be distributed to all Association members to assist with voting at the Annual meeting.

Architectural Review Board (ARB)

- ARB changes:
 - Jerry Paga resigned from the ARB
 - Beth Weaver expressed interest in joining the ARB. Board voted and approved this change.
 - ARB now consists of the following homeowners: John List, Tina Crook, Kevin Dietrich, Eric Eide and Beth Weaver
- Jean Musilek advised the Board that homeowner plans for Lot 49 are currently being reviewed by ARB. These plans have since been approved.

Grounds Committee Updates: JB Hoyt, Tom Moody (Vince Mastervito not present)

- Landscaping Update: JB Hoyt

The island at the intersection of Country Club Dr and Country Club Ct. has been entirely improved and replanted by several homeowners in the association. This change was approved by the Grounds Committee and cost \$630. Funds were in the budget and these homeowners will be reimbursed for the expenditure.
- Speedbumps: JB Hoyt
 - Speedbumps installation for this year was approved as follows:
 - Country Club Dr. (7 speedbumps)
 - North Country Club Dr. (1 speedbump)
 - Country Club Ct. (no speedbump)
 - Brownie Brook Dr (no speedbump)
- Signs: Tom Moody
 - Grounds Committee has requested and received quotes from 2 contractors for new signage. Committee will review quotes and request approval for funding from Board when complete.
- Maintenance of Roads: Tom Moody
 - Grounds Committee has received a quote for repair of Association roads. Quote includes filling cracks in road, replace/repair edges that have collapsed. Grounds Committee continues to work with vendors to get an acceptable solution.

New Association Website: Cheri Hoffman

- Bylaws attorney has recommended that CCC association have a website which will be a repository for updated bylaws and other relevant documents/information.
- Cost to develop and hosting the website will be approximately \$1000 for the first year.
- There is room in our budget for this expenditure.
- Phil Pratt made a motion to approve the expenditure, Curt Brock seconded the motion.

A motion was made to conclude the meeting and was seconded.