

**Charlevoix Country Club Association**  
**Annual Meeting**  
**July 20, 2024**

Co-Owners/Board in Attendance

Chris Benson (Lot 69), *Curt Brock (Lot 23)*, *Cheri Hoffman (Lots 61, 62)*, Pat Donnelly (Lot 7), Steve Hall (Lot 44), *Mike Heneka (Lot 31)*, John Herzog (Lot 18), JB and Cathy Hoyt (Lot 10), Marjorie List (Lots 35,36,37,38,39), Mary Ann Mangold (Lot 60), *Vincent Mastrovito (Lot 51)*, Tom and Cathy Moody (Lot 33), Loren Musilek (Lots 26,27), *Gerald and Marilyn Paga (Lot 32)*, Jeanne Phelps (Lot 79), *Phil Pratt (Lot 4)*, Ed Sidlow and Beth Henschen (Lot 11), Claudio Urittia-Silva and Cecilia Bustos-Barrios (Lot 71), Glenn Wachler (Lot 17), Kirk Weaver (Lot 47)

*Note: Board members are highlighted in italics*

Proxies Received

Tom and Pam Barnes (Lot 30) – M. Paga  
Chuck Center (Lot 28) – C. Hoffman  
Jeff Drury (Lots 6, 13, 46) – M. Paga  
Tom and Ann Hanna (Lots 56, 57) – C. Benson  
Jon and Cheryl Martz (Lot 50) – C. Hoffman

President Jerry Paga called the meeting to order at 10:00 a.m. and reviewed the meeting agenda. A quorum to conduct the meeting was determined between homeowners and proxies received.

2023 Annual Meeting Minutes

2023 Meeting minutes were approved by the Board with no changes.

Treasurer's Report (Cheri Hoffman)

- 2023/2024FY Budget Review
  - Due to the mild winter with lower plowing costs, \$20,000 in additional funds were available in this year's budget. The additional \$20,000 was moved to the Road Reserve, resulting in a transfer of \$39,600 to the Road Reserve for the 2023/2024 budget year. With these funds, we currently have approximately \$243,000 in the Road Reserve Budget.
- 2024/2025FY Budget Review
  - Dues will remain the same as last year (\$450 paid 2x per year for improved lots, \$225 paid 2x per year for unimproved lots). The Road reserve will remain at \$100 paid 2x per year and Grounds reserve is \$50 paid 2x per year.
- The 2024/2025FY Budget is available for viewing on the CCC website.

Committee Reports

- Grounds Committee Update (JB Hoyt, Tom Moody)
  - Grounds work that has been completed over the last year includes:
    - We transitioned to Landscape Logic to provide our landscaping services.
    - Reconfigured the islands to replace flat rocks with boulders to better protect them from vehicle damage and displacement.
    - Transitioned from annual flowers to perennials and more natural elements
    - Roads – Currently, our roads are considered to be in good shape and not yet in need of major repair. Reith Reilly has projected that they should be good for another 3-4 years. This will allow us to continue to build up the Road Reserve prior to resurfacing.

- A drain was repaired on Country Club Dr. adjacent to Lot 65.
- Architectural Review Committee
  - There was no Architectural Review Committee update at the meeting.
  - Two new members joined the Architectural Review Committee this year. Jeanne Phelps and Glenn Wachler have joined John List, Tina Crook and Eric Eide on the ARC committee.
  - In an effort to ensure communication between the ARC and the Board of Directors, John List will serve as the ARC Committee Lead.
- A motion was made by Cheri Hoffman to renew and approve the continuation of both the Architectural Review Committee as well as the Grounds Committee. Phil Pratt seconded the motion. All Board members voted in favor of continuing these two committees for the 2024/2025 FY.

#### Old Business

- CCC Website – Jean Musilek provided an update as to materials that are available on our website. There have been no recent changes. She advised that the Directory is up to date and includes all new homeowners. New homeowners are also included on the website main page.
  - Just a reminder that our website can be accessed at [www.CCCHomeowners.com](http://www.CCCHomeowners.com). Much of this website is fully accessible outside our association. However, the “Budget” and “Contacts” sections are secured by a password. The current password is “CountryClub”. Please do not share the password outside our association.

#### New Business

- Annual Audit (Cheri Hoffman):
  - Consistent with prior years, Cheri indicated that the CPA reviews our documents/books when our taxes are filed each year.
  - A motion was made by Pat Donnelly to waive the annual audit and seconded by Cathy Hoyt. All homeowners were in favor, with no one opposed.
- A question was raised as to whether the new condos being built on Clubhouse Dr. will belong to our association. Jean advised that they will be their own association.
- Board Vote Results - 2 Board member seats were up for renewal; no new candidates were received. Both Eric Eide and Phil Pratt were re-elected to 3-year terms.

The annual meeting agenda was adjourned at 10:16 am. Cheri Hoffman made the motion to adjourn, with Beth Henschen seconding the motion. All attendees voted in favor.

Following the annual Association meeting, the Board of Directors met and voted to retain the current officers for the following year:

- President: Jerry Paga
- Vice President: Vincent Mastrovito
- Secretary: Mike Heneka
- Treasurer: Cheri Hoffman

Cheri Hoffman made a motion to continue with our current officers, which was seconded by Vincent Mastrovito. All Board members were in favor.

Board of Directors voting was concluded at 10:30 am. and meeting was adjourned.