

**PROPERTY OWNERS' ASSOCIATION OF COUNTRY CLUB ESTATES  
BOARD OF DIRECTORS MEETING  
APRIL 11, 2024 (PRELIMINARY)**

**Board Members Present** – Tom McGreevy, Scott Vilona, Sandra Hibbard and Glenn Aldinger  
**Excused** - Steven Zabowski

**Employees Present** – Erich Lange and Carrie Vorpapel

**Visitors Present** – Elizabeth Russell-Jones, Melissa Koren and Terry Clarke

**Call to Order** – The meeting was called to order by President Tom McGreevy at 5:01 pm with a quorum present.

**Approval of Minutes** – The minutes from the March meeting were reviewed. Glenn Aldinger moved to accept the minutes as written. Scott Vilona seconded. All members present voted “aye.”

**Visitor's Comments** – Elizabeth Russell Jones asked about pickleball. Lake Geneva Tennis will be offering an orientation at CCE but it has not yet been scheduled. Courts are open and available. Open play will be offered Mondays and Wednesdays from 9-11 am, Tuesdays and Thursdays from 5-7 pm and Sundays from 4-6 pm for anyone that would like to play.

**Old and New Business:**

**A. Golf Course**

Erich Lange gave the following updates:

- The PTO on the tractor has not been working since fall. It would cost \$4,580 to replace the linkage and replace a leak to see if this will fix the problem. Glenn Aldinger moved to approve the repair for \$4,580. Sandra Hibbard seconded. All members present voted “aye.” Erich Lange will try to put together a summary of repairs and costs that have gone into this tractor.
- Bids were presented to remove the silver maple by 5 Green discussed at the last meeting. There is a bid for \$1,800 and one for \$3,000. To keep the green healthy, the tree must be removed. Glenn Aldinger moved to accept the bid of \$1,800 to remove the tree. Scott Vilona seconded. All members present voted “aye.”
- Bids were shared to have Arborvitae planted around the tennis court to help make a wind block. Trees would be planted on the East, West and South sides. This variety of arborvitae is less susceptible to deer eating them and they grow rapidly. Both bids are for 32 trees. One is for \$8,400 and the other is \$9,284. Glenn Aldinger moved to approve the \$8,400 bid for the trees. Sandra Hibbard seconded. All members present voted “aye.”
- Bids are currently being obtained for signs that are needed.

**B. Beaches and Piers**

Sandra Hibbard gave the following updates:

- She has a quote to paint the pier for \$1,950 with CCE supplying the paint. She is waiting on another bid.
- There are two candidates for the beach manager position that will be interviewed. A number of beach employees are interested in returning.
- Sandra Hibbard will contact Austin Pier Service as some of the ramps are off kilter and dipping in the water. Tom McGreevy will also call Austin Pier Service to see if the bill is ok to be paid in June to avoid two pier payments for installation in one fiscal year. The piers were installed very early this year.
- The paddleboard club will be \$80 again this year.

- Erich Lange said the person that will be painting the beach house has been out of town.

**C. Roads and Parks**

- Roadwork on Shabbona has started. The work will be done from the 5 corners down to the lake and will be completed by Memorial Day. The upper overlay will be started after Labor Day.
- Erich Lange is waiting on a second bid to have the water tower taken down. The initial bid received was for around \$70,000. This will be proposed at the Annual Meeting and will need to be voted on by the members.

**D. Clubhouse**

- No news.

**E. Website**

- No news.

**F. Open Dues Invoices**

Carrie Vorpapel reported that \$12,200 is outstanding in dues currently owed. About \$7,500 is from past years and \$4,700 was due on September 1<sup>st</sup>.

Glenn Aldinger and Steven Zabowski spoke to an attorney regarding filing liens. This attorney advised CCE to sue the homeowners in arrears rather than file liens. The attorney suggested updating the Bylaws to require the resident to pay the legal fees.

**G. Other Business**

- The sub-committee recently to discuss proposed Bylaws. The Sub-committee consensus was to require an annual fee for Short Term Rentals (STR) with penalties for each violation up to three violations. It was suggested to use the fees for STR to pay someone to collect the money to pay someone to do the work. A discussion ensued about the proposed minimum length of time for a reservation. The Bylaws will need to be updated to be sent to residents for review before the Annual Meeting.
- Steven Zabowski has been looking into another quote for the insurance policy. The current company has paid claims timely and been responsive. There is some coverage that should be increased in the current policy. The Board decided that more information is needed before switching companies is considered and would like to focus on increasing current coverage for this year.
- A discussion ensued about the legal name on the property titles owned by CCE and the legal name of CCE.
- Tom McGreevy moved to donate \$1,000 to the Water Safety Patrol. Glenn Aldinger seconded. All members present voted "aye."
- Scott Vilona will start working on the upcoming budget.
- The spring mailing will go out hopefully in the next few weeks with the proposed Bylaws, asking residents to submit a bio if they are interested in running for a Board position and also the paddle board form.

The next meeting date is May 8<sup>th</sup> at 5:00 pm at the Clubhouse.

Glenn Aldinger moved to adjourn the meeting. Scott Vilona seconded. All members present voted "aye." The meeting was adjourned at 5:45 pm.

Respectfully submitted by,  
Carrie Vorpapel