

PROPERTY OWNERS' ASSOCIATION
OF COUNTRY CLUB ESTATES OF FONTANA, WISCONSIN
ANNUAL MEETING AGENDA
JUNE 15, 2024
Registration 10:30-11:00 AM
Meeting at 11:00 AM

Meeting Notes:

I. Welcome, Introduction of Board of Directors

- Intro to Board members, Superintendent, Village President, Chief of Police,
- Pat DeMoon, Attorney and is legal representation for the Board
 - HOA members cannot have access to our attorney – must go thru a Board member

II. Summary of Past Year, Current Year's Plans and Progress

III. Secretary's Report – Review and Approval of 2023 Meeting Minutes

- 2023 meeting minute were previously approved

IV. Treasurer's Report – HOA\Golf Course Financials Year-End Summary, Proposed Budget and Assessments

- Steve Zabowski reviewed the proposed budget
- Discussion/Notes:
 - Ema Gaylord is Clubhouse Manager
 - With Erich's resignation, there were questions regarding the cost to replace him.
 - Steve Zabowski explained how we've backfilled the position.
 - Request to see finances around replacements
 - Nancy Jansen
 - \$450,000 – golf course generates revenue
 - Is the kayak rack an additional one? yes
 - What do you anticipate insurance increasing? \$25,000 estimate
 - Paddleboards – replaced 2 of them due to wear and tear
 - Donation – paddleboard club – amenity for neighborhood
 - Pickleball – 2 sets in the clubhouse
 - Pave parking lot by pickleball?
 - ACTION – review and consider for future
 - RAMPS/PWC – underutilized – how can we change it to be similar to Indian Hills
 - Windscreen – Pickleball – Board has the ability to use golf course funds to add
 - ACTION – review with Board
 - Pickleball – cracking court – walk thru with Board and company is coming to fix cracks and will be addressed
 - How much insurance is dedicated to watertower? Not substantial – general liability
 - New well (#4) being redone

V. Unfinished Business

- None

VI. New Business

1. Election of New Directors
 - a. 5 candidates running for election
2. Approval of Proposed 2024-25 Budget and Assessment
 - Motion: Glenn Aldinger
 - 2nd: Bob Schorsch
 - Budget was reviewed and discussed and approved
3. Approval of Proposed 2024 Special Assessment
 - Motion: Glenn Aldinger
 - 2nd: Maria DeCaprio Sunta
 - The dilapidation of the water tower requires removal. A short discussion was held on this topic between board and members.
4. New Bylaws (Future Amendments and Voting)
 - Motion: Glenn Aldinger
 - 2nd: Bill Ernstrom
 - A discussion was held regarding a quorum. The association's attorney opined that in order to amend the bylaws, a vote of 2/3rds of the members present and voting was needed, consistent with past practices of the association and the adoption of prior amendments to the bylaws.
5. New Bylaws (Spending Limits)
 - Motion: Glenn Aldinger
 - 2nd: Bob Schorsch
 - As expenses increase, the current limit will require HOA approvals which impacts the ability for the Board to move forward w/o significant delays. Several scenarios were discussed.
6. New Bylaws (Enforcement Provisions)
 - Motion: Glenn Aldinger
 - 2nd: Stephanie Maddock
 - No discussion or questions on this topic.
7. New Bylaws (Rental Eligibility)
 - Motion: Glenn Aldinger
 - 2nd: Dawn Ripke
 - A discussion was then held on the issue between the board and members.
8. New Bylaws (Term of Rental)
 - Motion: Glenn Aldinger
 - 2nd: Bill Ernstrom
 - There was discussion to clarify the terms around 30-day rental versus 7-day rental.
9. New Bylaws (Registration of Rentals)
 - Motion: Glenn Aldinger
 - 2nd: Bill Ernstrom
 - We discussed the proposal to register renters/tenants with CCE Secretary to have record of who is staying in our community.

10. New Bylaws (Rental Fees)

- Motion: Bill Ernstrom
- 2nd: Glenn Aldinger
- A discussion was held regarding the fees involved with rental properties.

11. New Bylaws (Use of Amenities)

- Motion: Glenn Aldinger
- 2nd: Bob Schorsch
- A discussion was held, and opinions were share regarding the use of amenities for tenants for less than 6 months. Several cases of use of amenities at other condos/HOA's were shared.

12. New Bylaws (Conduct of Tenants)

- Motion: Glenn Aldinger
- 2nd: Bill Ernstrom
- A discussion was held to clarify violations.

13. New Bylaws (Rental Fines)

- Motion: Glenn Aldinger
- 2nd: Bill Ernstrom
- A question was asked to clarify this bylaw, but no further discussion was had.

14. New Bylaws (Rental Monitoring)

- Motion: Glenn Aldinger
- 2nd: Bill Ernstrom
- A discussion was then held on the issue between the board and members.

15. New Bylaws (Additional Rules)

- Motion: Glenn Aldinger
- 2nd: Bill Ernstrom
- A discussion was then held on the issue between the board and members.

16. Amendment to Articles of Organization

- Motion: Glenn
- 2nd: Bill Ernstrom
- A discussion was then held on the issue between the board and members.

Adjourn the meeting:

Motion: Glenn Aldinger

2nd: Tom McGreevy