

**PROPERTY OWNERS' ASSOCIATION OF COUNTRY CLUB ESTATES  
BOARD OF DIRECTORS MEETING  
AUGUST 21, 2024 (APPROVED)**

**Board Members Present** – Steve Zabowski, Glenn Aldinger, Bryan Balch and John Ashenden  
**Excused** – Sandra Hibbard

**Employees Present** – Carrie Vorpapel

**Visitors Present** – Terry Clarke, Melissa Koren, Peggy Rasmussen, Matt Breslin and Meg Breslin

**Call to Order** – The meeting was called to order by President Steve Zabowski at 5:02 pm with a quorum present.

**Approval of Minutes** – The minutes from the July meeting and July closed session meeting were reviewed. Glenn Aldinger moved to accept the minutes as written. Steve Zabowski seconded. All members present voted “aye.”

**Visitor's Comments** – Peggy Rasmussen thanked the Board for use of the clubhouse. She requested one of the pickleball benches be a memorial bench. She expressed concern for people wearing street shoes on the pickleball courts.

Matt Breslin expressed concern for using time and resources to address the Back 40 abutting Waubun being returned to its natural state. He suggested starting with signs that identify the area as public property. The current plan is to reestablish the path, add wildflowers and possibly some hardwood trees, and have the golf course maintain the area. Terry Clarke suggested creating a schematic drawing so residents can see what these changes may look like. Peggy Rasmussen said a number of residents hold landscaping certificates and may be willing to help if asked.

**Old and New Business:**

**A. Golf Course**

The golf course financial report was reviewed. Bryan Balch said Mike Weiler is doing a great job as Pro. Mike has ordered some free giveaways with the CCE logo for golfers and has been organizing events. Bryan Balch said Ema Gaylord, Inside Manager, is leaving for college. Lisa Weiler is going to be the manager for the remainder of the season. The golf course staff has done a wonderful job this summer. The course is in great condition. The clubhouse computers have been updated.

**B. Beaches and Piers**

Glenn Aldinger reported the plumbing work was done at the beach house. He reported the paint on the piers is all worn off so maybe there is a possibility of using better paint next year. Beach staff will be paid time and a half if they work on Memorial Day, 4<sup>th</sup> of July and Labor Day weekends.

**C. Roads and Parks**

John Ashenden ordered 5 polywood white benches from Fontana Home for the pickleball and tennis courts. He will reach out to John at Lake Geneva Tennis regarding wind screen options. Water tower bids will also be obtained.

The Board plans to have Attorney Pat DeMoon draft letters to help with the implementation of the short-term rental bylaws. Teresa Loomer at the Village has been asked if any CCE resident tries to obtain a short-term rental license, that the Village provide them with a standard letter from CCE. Cherie Setteducate (eastern half of neighborhood) and Jill Polkow (western half of neighborhood) will be the liaisons for short-term rentals. This is a work in process. The Bylaws have formally been recorded with the State of Wisconsin.

**D. Clubhouse**

Steve Zabowski is waiting on a bid for the rotting beam. Richard Benjamin has been hired to assist with IT and is offering to be paid \$400/month with unlimited access to his services. He is presently updating the server, internet and getting things functional at the golf course, beach house and maintenance shed. Steve Zabowski moved to pay Richard \$1,200 for past work done in May, June and July. John Ashenden seconded the motion. All members present voted "aye." Steve Zabowski moved to approve the contract for the golf course to pay Richard Benjamin going forward for 12 months at \$400/month. Steve Zabowski seconded. All members present voted "aye." The Board is also looking into the possibility of offering Wi-Fi to the entire neighborhood at a reduced rate. Richard Benjamin is working on a proposal that could be presented to the neighborhood to see if there is interest.

**E. Website**

No news.

**F. Open Dues Invoices**

Carrie Vorpapel reported that invoices for the annual and special assessments are due September 1<sup>st</sup>. Late fee notices will be mailed out after September 1<sup>st</sup> adding an additional \$20 to what is owed. There is currently \$110,000 in outstanding dues.

**G. Other Business**

Melissa Koren asked that financial reports for the golf course and the HOA be published online or available at meetings. The attorney will be consulted for best practice.

Glenn Aldinger moved to adjourn the meeting into closed session. John Ashenden seconded. All members present voted "aye." The meeting was adjourned at 6:03 pm into closed session.

The next meeting is Monday, September 16, 2024 at 5:00 pm at the clubhouse.

Respectfully submitted by,  
Carrie Vorpapel