

**PROPERTY OWNERS' ASSOCIATION OF COUNTRY CLUB ESTATES
BOARD OF DIRECTORS MEETING
DECEMBER 16, 2024 (APPROVED)**

Board Members Present – Glenn Aldinger, Sandra Hibbard and John Ashenden; Bryan Balch (by phone)

Excused – Steve Zabowski

Employees Present – Steven Schultz and Carrie Vorpapel

Visitors Present – Craig Munter, Melissa Koren, John Koren, Dan Eybergen, and Dave Rolewick

Call to Order – The meeting was called to order by board member John Ashenden at 5:17 pm with a quorum present.

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

Visitor's Comments – None.

Old and New Business:

A. Golf Course

Steven Schultz said the plumber was at the maintenance shop and will provide a quote to redo the bathroom. New lights have been installed in the maintenance shop. Steven Schultz has a list of equipment maintenance needs for John Deere.

B. Beaches and Piers

The pier removal bill is 16% higher than last year. A discussion ensued about speaking to Austin Pier Service about the increase, and the possibility of putting it out to bid in the future. The estimate for repairs this winter is \$21,000 which includes new ramps. General repairs are typically around \$9,000 but this year's proposal also includes repairing the landings where the kayaks go. Sandra Hibbard asked Austin Pier Service to prioritize the ramps in order to stagger the replacements. Sandra Hibbard moved to pay the pier removal bill. John Ashenden seconded. All members present voted “aye.” The repair bill will be tabled until more information is obtained from Austin Pier Service. Sandra Hibbard asked Chuck McGowan for a quote to redo the epoxy floor at the beach house. Chuck McGowan said this would need to be done in the spring and should also be done before replacing any fixtures. Steven Schultz will look at the changing table to see if he can remove it as it has not worked in some time. Signs will be discussed at the next meeting. Sandra Hibbard said there is a group that stocks the lake with walleye that asked to use the CCE piers this year to do so. The group would need the piers at times between April 1 to mid-May. Sandra Hibbard moved to allow the walleye to be released at the CCE piers so long as the piers are already installed at the time needed. Glenn Aldinger seconded. All members present voted “aye.”

C. Roads and Parks

A windscreen with the CCE logo will be installed on the long side of the tennis court. A 50% deposit is required. Glenn Aldinger moved to approve the payment of the 50% deposit. John Ashenden seconded. All members present voted “aye.” John Reed of Lake Geneva Tennis assisted with obtaining the windscreen and submitted a \$200 invoice for his time that will also be paid.

The contract is signed for the water tower to be demolished this summer. The process will take a few days and will be scheduled based on the weather. Sauganash and/or Shabbona will need to

be closed for the work to be completed. It was decided that 25% of the wood will be saved for residents that would like a piece of it. The Village of Fontana requires a building permit that John Ashenden will complete for the demolition. 1121 Sauganash is the address of the water tower location.

Sandra Hibbard said the landscaping at the triangle and the castle gate needs to be a priority this spring/summer as it is the entry point to the neighborhood. She also suggested removing the small saplings growing around trees. Steven Schultz said he could possibly look at bidding out the work for the castle gate and triangle.

D. Clubhouse

Bryan Balch said they are looking into paint colors for the upstairs of the clubhouse. Game nights will begin on Thursday nights after the 1st of the year (cards, board games, etc.). All are welcome. There will be a Super Bowl party similar to the Packer/Bear party (around 70 people attended). The wine tasting event has been moved to Valentine's Day.

E. Website

No news.

F. Open Dues Invoices

There is currently just short of \$22,000 owed in outstanding dues. \$14,600 was due September 1st and \$7,400 is from past years.

G. Other Business

Glenn Aldinger said he met with John Ashenden regarding short-term rental enforcement. There are 10 properties in the neighborhood that are licensed. A letter will be sent to the current owners as a first step regarding rules and regulations. There are potentially two residents that are willing to help with enforcement of the short-term rules and regulations.

The next meeting is Monday, January 27, 2025, at 5:00 pm at the clubhouse.

Sandra Hibbard moved to adjourn the meeting into closed session. Glenn Aldinger seconded. All members present voted "aye." The meeting was adjourned into closed session at 5:54 pm.

Respectfully submitted by,
Carrie Vorpapel