

**PROPERTY OWNERS' ASSOCIATION OF COUNTRY CLUB ESTATES  
BOARD OF DIRECTORS MEETING  
FEBRUARY 26, 2025 (PRELIMINARY)**

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

**Employees Present** – Steven Schultz and Carrie Vorpapel

**Visitors Present** – Cherie Setteducate

**Call to Order** – The meeting was called to order by President Steve Zabowski at 5:00 pm with a quorum present.

**Approval of Minutes** – The minutes from the January meeting were reviewed. Glenn Aldinger moved to approve the minutes. Steven Zabowski seconded. All members present voted “aye.”

**Visitor's Comments** – none

**Old and New Business:**

**A. Golf Course**

Bryan Balch reported the skeletons for the hitting nets were installed today. The nets will arrive in March. Steven Schultz reported the reels are being sharpened. The plumbing and lighting has been improved in the maintenance building.

The wine tasting at the clubhouse was a success and will be offered again. Email updates are being sent to residents that Mike Weiler has prepared. The golf course is officially closed for the time being due to the potential damage to greens this time of year. A letter from Mike Weiler was sent to the homeowners asking all to keep dogs off the course as people are not cleaning up after them and letting everyone know that the course is closed.

**B. Beaches and Piers**

Glenn Aldinger said he and Sandra Hibbard met with Austin Pier Service to review the pricing structure and options for repairs. Jon Slayton will be the beach manager again this year. Cherie Setteducate suggested having the piers painted as soon as possible, and also having the ramp space numbers added. Mooring fees will be discussed at the Annual Meeting.

**C. Roads and Parks**

John Ashenden said the Village of Fontana approved the permit to demolish the water tower. The demolition company would like to remove it in May. There are two relay dishes on the water tower for the cameras that can hopefully be saved. CCE will retain most of the wood from the water tower.

Steve Zabowski will write the annual letter to the homeowners including the proposed bylaw amendment regarding driveways.

Steven Schultz will hire an employee to be paid by the HOA to work strictly on the HOA landscape beds.

John Reed is helping to get the windscreens installed for the pickleball/tennis court. Steve Zabowski said the tennis and pickleball court resurfacing is scheduled for 5/12/25. The company is doing this at no charge due to the cracking following installation.

**D. Clubhouse**

Bids are still being collected for the support beam under the deck.

**E. Website**

No news.

**F. Open Dues Invoices**

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

**F. Other Business**

Glenn Aldinger met with the bank regarding the tennis court loan. The CD was applied to the balance of the loan. The loan will be refinanced, and a payment schedule will be discussed at a future meeting.

Cherie Setteducate is now working as a consultant to help monitor short-term rental compliance. Invoices will be sent to the registered short-term rental properties that have not yet paid. The attorney will be asked to draft a letter to any currently licensed short-term rental property that was not in place before the bylaw amendments were passed at the annual meeting.

Outstanding past dues were discussed. John Ashenden said per the attorney, the fee for an uncontested foreclosure is \$2,500 with a maximum charge of \$5,000 if contested. Other options including a lien will also be discussed with the attorney.

The next meeting is Monday, March 31, 2025, at 5:00 pm at the clubhouse.

Glenn Aldinger moved to adjourn the meeting into closed session. Steve Zabowski seconded. All members present voted "aye." The meeting was adjourned into closed session at 6:41 pm.

Respectfully submitted by,  
Carrie Vorpapel