

**PROPERTY OWNERS' ASSOCIATION OF COUNTRY CLUB ESTATES
BOARD OF DIRECTORS MEETING
JANUARY 27, 2025 (APPROVED)**

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

Employees Present – Steven Schultz, Mike Weiler and Carrie Vorpapel

Visitors Present – Melissa Koren

Call to Order – The meeting was called to order by President Steve Zabowski at 5:06 pm with a quorum present.

Approval of Minutes – The minutes from the December meeting were reviewed. John Ashenden moved to approve the minutes following an amendment to the closed session minutes to Carrie Vorpapel via email. Steven Zabowski seconded. All members present voted “aye.”

Visitor's Comments – Melissa Koren asked what equipment is in the pump room by the water tower. There is a computer and irrigation equipment that is housed in the pump room. Melissa Koren suggested planting memorial trees on the golf course in addition to having memorial benches.

Old and New Business:

A. Golf Course

Bryan Balch had more information regarding the purchase and installation of the hitting net at the cost of \$6,898. Mike Weiler shared information on accessories that could also be purchased for the course. John Ashenden moved to approve the net purchase/installation of the hitting net for \$6,898. Sandra Hibbard seconded. All members present voted “aye.” The remaining purchases will be addressed at a future date.

Lisa Weiler will work on hiring staff as two inside employees are not returning.

Glenn Aldinger moved to have the toilet and sink replaced in the maintenance building. Steven Zabowski seconded. All members present voted “aye.”

Mike Weiler will order the parking, beach chair and trail passes. They will again be removable, and it was suggested to have the castle gate put back on the stickers as in previous years.

Mike Weiler shared information regarding the original layout of the golf course from 1937 designed by Tom Bendalow. The greens have decreased in size over the years. Mike Weiler and Steven Schultz would like to continue researching the possibility of returning the course to it's more original design.

Mike Weiler reported that memberships are coming in. An option to purchase a family cart rental or family trail fee will be added to the membership offerings. The Thursday night men's league will be restructured with a 4:30 pm shotgun start. Mike Weiler is in the process of setting up merchandise accounts and looking into purchasing fixtures. Steven Schultz showed vintage signs that he suggested having remade to replace old signage on the course. He would like to have signs for the tees with the castle gate as well instead of the rocks.

Carrie Vorpapel will coordinate having the golf course tax return prepared with the accountant and the bookkeepers.

B. Beaches and Piers

Sandra Hibbard is working with Austin Pier Service regarding the repairs and installation. She will also request bids from two other companies. It was suggested to raise rates for slips as expenses continue to rise. This will be added to the annual meeting agenda.

Chuck McGowan gave a bid of \$1,500 for epoxy floors for the beach house with the work to be done this spring. John Ashenden moved to approve the bid. Steve Zabowski seconded. All members present voted "aye."

Sandra Hibbard reported she is working on hiring the manager. She said there are enough staff shirts and beach chairs for the season.

C. Roads and Parks

An amendment to the bylaws regarding driveways will be proposed to the membership in the next mailing and voted on at the annual meeting.

John Ashenden has been working with the Village of Fontana to make sure all is approved for the water tower demolition. Mike Weiler and Steven Schultz would like to keep the wood for CCE.

It was suggested to hire a staff person to be paid by the HOA to work specifically on the landscape beds of the castle gate and triangle as well as the beach.

John Reed is following up on the installation of the windscreen at the tennis court.

Steven Zabowski will follow up as the bid has not been returned for the signs for the property line at Waubun and the tennis court/pickleball.

A payment will be made toward the tennis court/pickleball loan before the end of the fiscal year.

D. Clubhouse

The interior of the clubhouse has been painted and the carpets have been cleaned.

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.

F. Other Business

A discussion ensued about short term rental properties. Cherie Setteducate will be paid an hourly rate as an independent contractor and asked to submit a detailed accounting of her time. Steven Zabowski moved to allow 958 Sauganash to postpone paying the security deposit and annual fee as they are in the process of selling the property. The contract will be required to be shared with the Board. Glenn Aldinger seconded. All members present voted "aye." Carrie Vorpapel will work with the bookkeepers to set up the accounting for fees/deposits in Quickbooks as there is currently only a checking account set up for short-term rentals. A draft of an information sheet was shared that may be used for anyone inquiring about using their property as a short-term rental.

Personnel files will be kept at the clubhouse for applications and any forms the bookkeepers do not need. Payroll forms will be emailed from the bookkeepers directly to staff to complete.

Steven Zabowski will draft the winter letter providing an update, including information on running as a board candidate and the bylaw amendment regarding driveways.

There is a property that has not paid dues in three years and it was noted the legal description of that property does not reference Country Club Estates. The attorney will be asked to confirm the property is part of CCE before a lien is filed.

The next meeting is Wednesday, February 26, 2025, at 5:00 pm at the clubhouse.

Glenn Aldinger moved to adjourn the meeting. John Ashenden seconded. All members present voted "aye."

Respectfully submitted by,
Carrie Vorpapel