

**PROPERTY OWNERS' ASSOCIATION OF COUNTRY CLUB ESTATES
BOARD OF DIRECTORS MEETING
JULY 22, 2024 (APPROVED)**

Board Members Present – Sandra Hibbard, Steve Zabowski, Glenn Aldinger and Bryan Balch (via telephone)

Excused - John Ashenden

Employees Present – Carrie Vorpapel

Visitors Present – Victor Grace, Cherie Setteducate, Michael Warren, Cindy Hyatt, Peggy Rasmussen, and Melissa Koren

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 May meeting, May closed session meeting, Annual Meeting and Organizational meeting were reviewed. Glenn Aldinger moved to accept the minutes as written. Sandra Hibbard seconded. All members present voted “aye.”

Visitor's Comments – Victor Grace brought up the idea of installing a gate at the parking lot at the beach but noted a gate could still be manipulated. He suggested posting a sign that vehicles without a CCE sticker will be towed at the owner's expense and then doing so instead. Victor Grace asked for clarity on the court reservation policy. Signs with the rules are being ordered and will be posted. A discussion ensued about usage as Cherie Setteducate heard a non-resident say how great the CCE courts are and how nice it is that anyone can sign up to use them. Suggestions included offering guest passes to each homeowner and not allowing any one resident to book more than one court reservation for a holiday weekend.

Glenn Aldinger moved to make the rule for court reservations one court reservation per resident. Sandra Hibbard seconded. All members present voted “aye.” The app and the website will need to be updated. It was noted that reservations take precedence over walk-ons.

Concern was expressed about 4th of July and parking as people were rude to the beach staff and parked without stickers. Cindy Hyatt offered to help back up the kids if needed as she is retired.

Glenn Aldinger moved to have President Steven Zabowski sign the Articles of Incorporation amendment prepared by Attorney Patrick DeMoon that will be filed with the Wisconsin Department of Financial Institutions. Sandra Hibbard seconded. All members present voted “aye.”

Old and New Business:

A. Golf Course

1. Bookkeeper Report – Cassie Putnam and Stephanie Kenny are the new bookkeepers for the golf course as of the end of May. They distributed a financial report comparing this year to date to last year. There are a couple of entries in March that do not line up that will require a journal entry to reconcile the accounts. Steven Zabowski moved to approve the journal entry. Glenn Aldinger seconded. All members present voted “aye.” Golf course numbers are up this year vs. last year. It was noted the course opened two weeks earlier this year due to the weather.
2. Golf Course Equipment – Bryan Balch would like to add a standalone water cooler on tee box #4 and also have one in the clubhouse to offer free bottled water. The water coolers were removed during COVID and never replaced. Bryan Balch will continue to research options/pricing. He is also working on getting pricing for a hitting net.

Carrie Vorpapel will have the golf course equipment leases transferred to the golf course checking account for automatic payments. The bookkeepers will be notified and asked to reimburse for the payments the HOA has made this fiscal year.

B. Beaches and Piers

1. Sandra Hibbard said it would be helpful to have police presence on the beach for 4th of July in the future. This year multiple cars parked in the lot without stickers. She is looking into the option/cost to possibly install a gate at the parking lot entrance. Four new paddleboards were ordered due to damage from the storm. An insurance claim was filed. Sandra Hibbard will check into redoing the epoxy floor at the beach house. It was suggested to get a quote to redo the bathrooms in general. Sandra Hibbard suggested paying the beach staff time and a half to work holiday weekends (Memorial Day weekend, 4th of July weekend, and Labor Day weekend) as it is difficult to find staff willing to work then as they have dealt with a number of challenging people/situations this year. Glenn Aldinger moved to offer time and a half pay to beach staff for holiday weekends. Steven Zabowski seconded. All members present voted "aye." Bryan Balch suggested reinforcing the boards on the ramps as they have a lot of flex. Sandra Hibbard will speak to Austin Pier Service about this.

C. Roads and Parks

1. Steven Zabowski reported there are no longer any permanent structures on the Back 40 that belong to residents. The Board will revisit sending a letter to residents that border the conservancy and also the signage for the Back 40. He said the Back 40 was surveyed and there are stakes delineating the HOA property vs. private homeowner property. The goal is to bring the property back to it's natural state for all the residents of the neighborhood as many residents do not realize this is community property.
2. A dog park has been brought up by a number of residents over the years. John Ashenden will be asked to look into this possibility further.
3. Signs have been discussed and Steven Schultz has them for review. It was suggested to look at all the signs in the neighborhood including towing signs for the beach.
4. A wind screen has been discussed for the pickleball court and Victor Grace sent the information to John Ashenden on a supplier.
5. Benches for the pickleball/tennis courts were discussed. John Ashenden will be asked to look into this and possibly consider a bench campaign where residents could purchase a bench in memory or in honor of someone.

D. Clubhouse

Four new, refurbished computers have been approved and are on order with full warranties. There is a rotten board under the deck of the clubhouse that needs to be addressed. Bids will need to be obtained.

E. Website

The golf course website is now registered with Go Daddy and cceggolf.com is the new web address.

F. Open Dues Invoices

Carrie Vorpapel reported that invoices went out at the end of June for the annual and special assessments. Invoices are due September 1st.

G. Other Business

The water tower will be revisited to finalize a quote to take it down and prepare a timeline. The landscape bed by the castle gate and also by the triangle have been cleaned up.

1. Glenn Aldinger is meeting with Teresa Loomer at the Village of Fontana at 12:30 on Wednesday of this week to present the updated Bylaws and discuss short-term rentals. Steven Zabowski is overseeing the short-term rental process. He will be moving forward with the process to structure the new rules. There were a number of complaints over the 4th of July holiday regarding fireworks.
2. Steven Zabowski said the IT person is investigating the possibility of providing wi-fi to the entire neighborhood, similar to what is used in stadiums.
3. There have been requests from residents to update the current board candidate deadline to allow residents more time to get to know the candidates. Steven Zabowski moved to change the deadline to run as a board candidate to April 20th, offer an opportunity to meet the candidates at the May Board Meeting and then vote at the Annual Meeting in June. Glenn Aldinger seconded. All members present voted "aye."
4. Bryan Balch will oversee the annual pig roast on September 28th. The postcard will go out by the middle of August.

Mike Warren questioned the oversight of the golf course books and how it works. Steven Zabowski explained there is new oversight with the hiring of the bookkeepers as well as the Treasurer and the Golf Course Superintendent.

Peggy Rasmussen shared information that the Geneva Lakes Conservancy is offering classes and information on rain barrels. The Board agreed to post this information on the CCE website.

Sandra Hibbard moved to adjourn the meeting into closed session. Glenn Aldinger seconded. All members present voted "aye." The meeting was adjourned at 6:25 pm into closed session.

The next meeting is August 21st, 2024 at 5:00 pm at the clubhouse.

Respectfully submitted by,
Carrie Vorpapel