

**PROPERTY OWNERS' ASSOCIATION OF COUNTRY CLUB ESTATES
BOARD OF DIRECTORS ORGANIZATIONAL MEETING
JUNE 23, 2024 (PRELIMINARY)**

Board Members Present – Sandra Hibbard, Steven Zabowski, Glenn Aldinger, John Ashenden and Bryan Balch

Employees Present – Carrie Vorpapel

Visitors Present – Bob Webster, Victor Grace

Call to Order – The meeting was called to order by Glenn Aldinger at 4:01 pm with a quorum present.

Visitor's Comments – Bob Webster said he feels allowing the Bylaw changes to pass is restricting property owners' rights the same way the proposed Bylaws would have last year. He said he does not feel this is consistent.

A. Board Position Selection

Glenn Aldinger nominated Bryan Balch to be chair of the golf course. Steven Zabowski seconded. All board members present voted "aye." Golf course chair will supervise the Superintendent, Golf Pro and Inside Manager. Mike Weiler was hired as the golf pro in residence and will take over the merchandising. Mike will be in charge of setting up outings, night golf and other activities. He will be able to offer lessons, club repairs, and merchandise for his own profit. This agreement is through December of 2024.

Glenn Aldinger nominated Steven Zabowski to be President. Bryan Balch seconded. All members present voted "aye." The President will also oversee the short-term rentals.

IT/website, bookkeeping and main contact with the attorney will be added as responsibilities to the Treasurer position. Sandra Hibbard nominated Glenn Aldinger to be Treasurer. Glenn Aldinger seconded. All members present voted "aye."

Roads and Parks will include pickleball/tennis court, castle gate, Back 40, public areas (including flower beds at the castle gate, beach and triangle), etc. Sandra Hibbard nominated John Ashenden to be chair of Roads and Parks. Glenn Aldinger seconded. All members present voted "aye."

John Ashenden will speak to the CCE attorney and ask for an opinion letter regarding the Big Foot Country Club proposal to put a road through the neighborhood.

Glenn Aldinger nominated Sandra Hibbard and himself to be co-chairs of Beaches and Piers. Steven Zabowski seconded. All members present voted "aye."

Victor Grace said he and Karen Munter help facilitate an app that allows residents to sign up to play pickleball.

B. Review Ballot Results

Past precedent of CCE is changes to the Bylaws have been approved so long as the quorum has been met and so long as the changes are supported with at least 2/3 of those voting. A discussion ensued.

The election results for Agenda Items #4-16 were reviewed and voted on as follows:

Agenda Item #4 - New Bylaws (Future Amendments and Voting)

Do I vote in favor of the following, restated Section 8 of Article IV of the Bylaws of the Association (the "Bylaws")?

ARTICLE IV

Section 8: The manner of voting by ballot or by a showing of hands shall be at the discretion of the presiding officer. When a quorum is present in person or represented by proxy at any meeting, a majority of votes cast shall decide any question brought before the meeting, except that any amendment to the Articles of Organization or these Bylaws shall require approval by two-thirds of the votes cast at any such meeting.

Yes = 235 (86%)
No = 38

Glenn Aldinger moved to accept Agenda Item #4. John Ashenden seconded. All members present voted "aye."

Agenda Item #5 - New Bylaws (Spending Limits)

Do I vote in favor of the following, restated sentence, which shall replace the existing second sentence of Section 1 of Article V of the Bylaws?

ARTICLE V

But no single contract, loan, evidence of indebtedness, transaction, etc. of the Corporation in which the consideration exceeds the sum of Fifty Thousand Dollars (\$50,000.00), nor real estate conveyances of any nature, shall be made by the Board of Directors unless such contract, loan, evidence of indebtedness, transaction, real estate conveyance, etc. shall have first been approved by the members of the Corporation.

Yes = 236 (86%)
No = 37

Bryan Balch moved to accept Agenda Item #5. John Ashenden seconded. All members present voted "aye."

Agenda Item #6 - New Bylaws (Enforcement Provisions)

Do I vote in favor of the following, new Section 2 of Article VI of the Bylaws?

ARTICLE VI

Section 2: In addition to all other remedies available at law or in equity, the Corporation shall have the right to seek immediate enforcement of these Bylaws, any rules or regulations contained in these Bylaws or otherwise duly adopted by the Board of Directors, and/or the Articles of Organization, by means of specific performance or injunction, without any requirement to post a bond or other security. The Corporation shall further have the right to recover its court costs and reasonable attorneys' fees in any successful action brought against a member to (i) enforce, or recover damages for any violation of, these Bylaws, any rules or

regulations contained in these Bylaws or otherwise duly adopted by the Board of Directors, or the Articles of Organization, and/or (ii) collect any past due assessments or fines levied under these Bylaws, the Articles of Organization or pursuant to applicable law.

Yes = 237 (86%)
No = 34

Glenn Aldinger moved to accept Agenda Item #6. Sandra Hibbard seconded. All members present voted "aye."

Agenda Item #7 - New Bylaws (Rental Eligibility)

Do I vote in favor of the following, new Section 10, subsection 1 of Article VII of the Bylaws?

ARTICLE VII

Section 10: The following rules shall apply to the rental of properties within Country Club Estates, on and after July 1, 2024:

1. Only persons who are members of the Corporation, in good standing, shall be allowed to rent their respective properties to third parties, and no assignment or sublease of any permitted rental shall be allowed. No property shall be rented to any person, except in compliance with these Bylaws, all rules and regulations contained in these Bylaws or otherwise duly adopted by the Board of Directors, and all applicable federal, state and local laws and ordinances (including without limitation all building and safety codes), regardless of whether any such rental is structured as a lease, license or other arrangement, and regardless of whether monetary payment serves as consideration for the rental.

Yes = 241(88%)
No = 28

Glenn Aldinger moved to accept Agenda Item #7. Bryan Balch seconded. All members present voted "aye."

Agenda Item #8 - New Bylaws (Term of Rental)

Do I vote in favor of the following, new Section 10, subsection 2 of Article VII of the Bylaws?

ARTICLE VII

Section 10: The following rules shall apply to the rental of properties within Country Club Estates, on and after July 1, 2024:

2. Beginning on September 1, 2024, no property may be rented for a term of less than thirty (30) consecutive days; provided however, that notwithstanding the foregoing, any member of the Corporation in good standing and possessing, as of June 15, 2024, a valid tourist rooming house license from both the Village of Fontana and State of Wisconsin for any property within Country Club Estates may continue to rent the property so licensed for periods of no less than seven (7) consecutive days until the first to occur of (i) the date on which that person no longer holds fee simple title to such property, or (ii) the date on which that person no longer holds a

valid tourist rooming house license from either the Village or State of Wisconsin for such property.

Yes = 219 (80%)
No = 53

Glenn Aldinger moved to accept Agenda Item #8. John Ashenden seconded. All members present voted "aye."

Agenda Item #9 - New Bylaws (Registration of Rentals)

Do I vote in favor of the following, new Section 10, subsection 3 of Article VII of the Bylaws?

ARTICLE VII

Section 10: The following rules shall apply to the rental of properties within Country Club Estates, on and after July 1, 2024:

3. All properties offered for rent shall first be registered with the Secretary of the Corporation, and the owner of each such property shall provide the Secretary, prior to the start of each lease term, with (i) full contact information for each tenant (including their mailing address, cellular telephone number and email address), (ii) the make, model and license plate of all tenant owned vehicles that will be parked overnight within Country Club Estates in relation to the rental, (iii) the dates of the lease term, and (iv) such other information as may be reasonably requested by the Secretary of the Corporation in relation to the rental. All such information shall be supplemented and amended as necessary to keep it current throughout each lease term.

Yes = 224 (82%)
No = 49

Glenn Aldinger moved to accept Agenda Item #9. Bryan Balch seconded. All members present voted "aye."

Agenda Item #10 - New Bylaws (Rental Fees)

Do I vote in favor of the following, new Section 10, subsection 4 of Article VII of the Bylaws?

ARTICLE VII

Section 10: The following rules shall apply to the rental of properties within Country Club Estates, on and after July 1, 2024:

4. Prior to any property being offered for rent for a term of less than six (6) consecutive months, the member wishing to so offer such property shall first pay to the Secretary of the Corporation (i) a yearly rental registration fee in the amount of no less than One Thousand Dollars (\$1,000.00), which amount shall be subject to change on a year to year basis in the Board of Director's reasonable discretion, and (ii) a refundable rental deposit in the amount of no less than Two Thousand Five Hundred Dollars (\$2,500.00), which the amount shall be subject to change on a year to year basis in the Board of Director's reasonable discretion. Any portion of such rental deposit not otherwise subject to deduction as provided herein shall be refunded to such member upon the sale of such property, or at such time as the property will no longer be offered for rent in the future.

Yes = 206 (75%)
No = 66

Glenn Aldinger moved to accept Agenda Item #10. John Ashenden seconded. All members present voted “aye.”

Agenda Item #11 - New Bylaws (Use of Amenities)

Do I vote in favor of the following, new Section 10, subsection 5 of Article VII of the Bylaws?

ARTICLE VII

Section 10: The following rules shall apply to the rental of properties within Country Club Estates, on and after July 1, 2024:

5. Tenants renting any property for a term of less than six (6) consecutive months shall not be allowed the use of any of Country Club Estates’ common areas or amenities (including without limitation, “Back 40”, tennis, pickleball and basketball courts, beach passes, beach parking lot, piers, pier slips/ramps, buoys, and kayak/paddleboard racks). The use of such common areas and amenities by all other tenants shall be subject to their compliance with such rules and regulations governing such use as may be adopted by the Board of Directors, from time to time.

Yes = 201 (73%)
No = 73

Glenn Aldinger moved to accept Agenda Item #11. John Ashenden seconded. All members present voted “aye.”

Agenda Item #12 - New Bylaws (Conduct of Tenants)

Do I vote in favor of the following, new Section 10, subsection 6 of Article VII of the Bylaws?

ARTICLE VII

Section 10: The following rules shall apply to the rental of properties within Country Club Estates, on and after July 1, 2024:

6. All members shall be responsible for the conduct of their tenants and their tenants guests and invitees, and any violation by the tenant of any member, or any guest or invitee or any such tenant, of these Bylaws, any rules and regulations contained in these Bylaws or otherwise duly adopted by the Board of Directors, or any federal, state or local law or ordinance while within Country Club Estates, shall be deemed a violation of the same by the member themselves, for all purposes under these Bylaws.

Yes = 244 (89%)
No = 28

Glenn Aldinger moved to accept Agenda Item #12. John Ashenden seconded. All members present voted “aye.”

Agenda Item #13 - New Bylaws (Rental Fines)

Do I vote in favor of the following, new Section 10, subsection 7 of Article VII of the Bylaws?

ARTICLE VII

Section 10: The following rules shall apply to the rental of properties within Country Club Estates, on and after July 1, 2024:

7. In addition to all other remedies available to the Corporation at law or in equity, if (i) any member violates any of the rules contained in this Section 10, or (ii) any tenant of any member, or any guest or invitee of any such tenant, violates any provision of these Bylaws, any rules and regulations contained in these Bylaws or otherwise duly adopted by the Board of Directors, or any federal, state or local law or ordinance while within Country Club Estates, then the member shall be fined by the Board of Directors in the following manner: (i) Five Hundred Dollars (\$500.00) for the first violation within any twenty-four (24) month period; (ii) Seven Hundred Fifty Dollars (\$750.00) for the second violation within any twenty-four (24) month period; and (iii) One Thousand Two Hundred Fifty Dollars (\$1,250.00) for the third violation within any twenty-four (24) month period, which sums shall be either (i) immediately deducted from any refundable rental deposit paid as provided herein, with the member replenishing the amount of said deposit by the amount so deducted prior to any future rental of any property, or (ii) otherwise paid by the member within thirty (30) days of the issuance of the fine; provided that upon the third such violation, the member shall also forfeit their right to conduct any future rentals of any property within Country Club Estates for a period of twenty-four (24) months thereafter. Multiple violations that occur on the same date shall count as one (1) violation. The provisions of Section 5 of Article III of these Bylaws shall apply to all such fines, in the same manner as “assessments” thereunder.

Yes = 229 (84%)
No = 43

Glenn Aldinger moved to accept Agenda Item #13. Sandra Hibbard seconded. All members present voted “aye.”

Agenda Item #14 - New Bylaws (Rental Monitoring)

Do I vote in favor of the following, new Section 10, subsection 8 of Article VII of the Bylaws?

ARTICLE VII

Section 10: The following rules shall apply to the rental of properties within Country Club Estates, on and after July 1, 2024:

8. The Board of Directors is authorized to monitor compliance with these rules as they deem necessary or appropriate, including without limitation, through the use of third party monitoring services.

Yes = 221 (81%)
No = 53

Glenn Aldinger moved to accept Agenda Item #14. John Ashenden seconded. All members present voted “aye.”

Agenda Item #15 - New Bylaws (Additional Rules)

Do I vote in favor of the following, new Section 11 of Article VII of the Bylaws?

ARTICLE VII

Section 11: In addition to the other powers enumerated in these Bylaws and the Articles of Organization, the Board of Directors shall have the right, from time to time, to adopt, amend and repeal such other rules and regulations as they deem necessary or appropriate, in their reasonable discretion, for the administration and maintenance of Country Club Estates as a “first class” community. Any new rule or regulation or any revision to an existing rule and regulation shall become effective immediately upon distribution to the members of the Corporation and shall thereupon be deemed incorporated into and made part of these Bylaws.

Yes = 169 (62%)
No = 104

Glenn Aldinger moved to not accept Agenda Item #15 as is was not supported by 2/3 of the votes. Sandra Hibbard seconded. All members present voted “aye.”

Agenda Item #16 – Amendment to Articles of Organization

Do I vote in favor of the following, restated sentence, which shall replace the existing third sentence of Article 6 of the Articles of Organization of the Association?

Every record owner of each lot within Country Club Estates, whether one or more persons, is, and shall automatically and without further action be, a member of this corporation, subject to the provisions of the Articles of Organization and the By-Laws.

Yes = 253 (92%)
No = 19

Steven Zabowski moved to accept Agenda Item #16 as long as voting is done by whole lot(s) owned and fractional voting is not allowed. Fractional voting has not been allowed in the past. Steven Zabowski seconded. All members present voted “aye.”

C. Review Proposal for Bed Maintenance

A discussion ensued about the flower beds. Sandra Hibbard moved to hire a consultant to prepare and clean up the beds at the castle gate and the triangle with the golf course staff being responsible for maintenance after the clean up. Bryan Balch seconded. All members present voted “aye.” A discussion followed about possibly hiring a golf course staff person or intern to strictly maintain the flowers.

D. Other Business

A discussion ensued about golf course equipment now being a golf course expense rather than HOA expense. The equipment is currently owned by the golf course. The accountant will need to help with this.

Steve Zabowski will draft a letter to all membership to include with the election results that will be published on the website and also emailed to all who have provided email addresses.

Attorney Pat DeMoon will be asked to update the Bylaws. The Board will explain to the membership that a couple of months are needed to implement the Bylaw changes.

Carrie Vorpapel will file the change of Registered Agent with the Wisconsin Department of Financial Institutions and also the Beneficial Ownership Information Report with FinCen.

Glenn Aldinger moved to adjourn the meeting. Sandra Hibbard seconded. All members present voted "aye." The meeting was adjourned at 5:22 pm.

The next meeting will be on July 22nd at 5:00 pm at the clubhouse.

Respectfully submitted by,
Carrie Vorpapel