

**PROPERTY OWNERS' ASSOCIATION OF COUNTRY CLUB ESTATES  
BOARD OF DIRECTORS MEETING  
MARCH 31, 2025 (PRELIMINARY)**

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

**Employees Present** – Steven Schultz, Mike Weiler and Carrie Vorpapel

**Visitors Present** – Victor Grace, Julie Biskis, Terry Clarke, Cherie Setteducate

**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 February meetings were reviewed. John Ashenden moved to approve the minutes. Glenn Aldinger seconded. All members present voted “aye.”

**Visitor's Comments** – none

**Old and New Business:**

**A. Golf Course**

Mike Weiler reported that memberships purchased are up from last year at this time. He said the golf course came through the winter without any winter kill or damage. The website has been updated and a current calendar of events has been added. The hitting nets will be installed soon. Mike Weiler is offering instruction/clinics and promoting junior golf. New merchandise is arriving for the season. Mike Weiler said he is using the logo for branding and promotion. He is considering offering guest instruction as well. The ladies league has grown and will now be offered on Mondays and Wednesdays.

Steven Schultz reported the lilac bushes have been removed from the course as well as a poplar tree that fell on the first tee this week. He will look into replacing the fence by the playground. Steven Schultz distributed the chemical plan for the golf course. He reported the reels have been sharpened and the Gator will need to be taken in for a repair estimate as staff cannot fix it. He indicated that a forward tee will be added between 8 and 9. Grounds staff will begin cutting the area this season and look to remove the trees there in the fall. Steven Schultz would like to bring in someone to transplant a few trees on the course. Dead and dying trees will be removed.

**B. Beaches and Piers**

The pier is in for the season. Sandra Hibbard will obtain quotes for pier painting. Julie Biskis brought up a concern about the painting from last year. The Walleyes for Tomorrow group will be using the space under the pier to feed in walleyes to the lake. The public is welcome to come and watch April 12<sup>th</sup> and 13<sup>th</sup>. Julie Biskis suggested adding boat bumpers to the end of the south pier. Sandra Hibbard will work on this. Jonathan Slayton will be the beach manager again this summer. The beach house will be staffed Memorial Day weekend through Labor Day as in previous years. Staff training will be held on Saturday morning the weekend of Memorial Day. Sandra Hibbard said Jon Slayton is painting the bathrooms, the plumbing has been repaired and the floor epoxy will be applied at the beach house soon.

Sandra Hibbard suggested having the beach parking lot resurfaced as it is in need. John Ashenden will contact the asphalt company.

Sandra Hibbard said the mooring fees are being assessed and may be increased for next season. Costs for the piers have increased-installation has gone up 38% in the last 5-6 years, the removal has doubled and ramps are being replaced gradually. The Board is trying to mitigate the costs

and has done due diligence by comparing Austin Pier with other pier companies. Victor Grace said the piers are used by all and asked that any cost increase for the piers be paid by the general budget and not just the slip renters.

Sandra Hibbard said there are sufficient beach chairs for the season. Staff shirts will need to be ordered.

### **C. Roads and Parks**

Steven Schultz hired an employee for the HOA grounds position to focus on the castle gate, triangle and beach parking lot.

John Ashenden said the Village of Fontana has granted the permit for the water tower demolition and the company will provide the demolition date shortly. Sauganash will likely be closed at some point for this to happen. The demolition company will be asked to save the relays on top of the water tower. The demolition company would like to remove the tower in May, but they need to make sure there is solid footing for their equipment. Steven Schultz will haul the wood to the maintenance shop to be used by CCE.

The windscreens have been installed at the tennis/pickle ball court. The company that installed them said they should be rolled up in the winter but not removed. The installation company is returning in May to repair the cracks on the court under the warranty.

The Board is proposing a bylaw addition in response to requests for additional entrances and exits beyond the current three in the neighborhood. Additional entrances would impact traffic and serve commercial development at the expense of CCE residents' quality of life. To help prevent the rezoning or use of any residential lot into a road, throughway or entrance, the board is proposing the following bylaw addition:

#### **Proposed Addition to Article VII, Rules & Regulations:**

**Section 5:** Except for driveways serving commonly owned property of the Association, no driveway shall be permitted or allowed on any lot unless it is for the sole purpose of access to a private residence within the Association.

This will be included in the spring newsletter to be voted on at the Annual Meeting.

### **D. Clubhouse**

Carpets have been cleaned and the interior painted at the Clubhouse. Lisa Weiler has opened the doors to the Clubhouse to the community over the winter offering a number of activities.

Victor Grace asked about paving a parking lot area for the tennis court. Steven Schultz will obtain a quote for the parking area. He said he had quotes for paving the entire path between the clubhouse and the maintenance shop. This will be discussed further at a future meeting.

Bryan Balch said concerts are being planned on Friday evenings at the Clubhouse. There will be beverages for sale and maybe food as well. The beam needs to be repaired below the deck. Bryan Balch said he has been asked about installing a screened in porch on part of the deck. He will get pricing for an aluminum gazebo type structure on the deck.

The sink was installed in the men's bathroom at a very low height. Glenn Aldinger will check with the plumber about this.

### **E. Website**

No news for the HOA website. The golf course website is being updated.

## **F. Open Dues Invoices**

There is currently \$18,000 in outstanding dues. Around \$11,000 was due September 1<sup>st</sup> and \$7,000 is from past years. Letters will be sent out to all in arrears letting them know they cannot pick up beach parking/chair passes, they will lose their spot on any mooring waiting lists and if owing more than 2 years of past dues, their name will be published at the clubhouse, on the website and in the newsletter if dues are not paid by April 30<sup>th</sup>.

## **G. Other Business**

Glenn Aldinger moved to approve the golf course chemical budget. John Ashenden seconded. All members present voted "aye."

Sandra Hibbard moved to approve the bid for Merit of \$6,795 to seal and stripe the beach parking lot. Glenn Aldinger seconded. All members present voted "aye."

John Ashenden moved to approve up to \$1,000 for uniforms for beach house and golf course staff. Glenn Aldinger seconded. All members present voted "aye."

Sandra Hibbard moved to donate \$1,000 to Water Safety Patrol for the annual donation. John Ashenden seconded. All members present voted "aye."

The insurance deductible will be raised to \$5,000 reducing the overall premium by \$3,584.

The May Board meeting will include "Meet the Candidates" and was scheduled for Saturday, May 17<sup>th</sup> at 10:00 am. Glenn Aldinger is running for re-election. Sandra Hibbard and Steve Zabowski are not seeking re-election. The Annual Meeting will be at 11:00 am on Saturday, June 14<sup>th</sup>. More chairs will be ordered for under the tent. The tables will be set up outside the tent for eating after the meeting. Mike Weiler will coordinate the food with Sammy's. Attorney Pat DeMoon will be asked to prepare the proxy/ballot.

The next Board meeting is Wednesday, April 23, 2025, at 5:00 pm at the clubhouse.

Glenn Aldinger moved to adjourn the meeting into closed session. Sandra Hibbard seconded. All members present voted "aye." The meeting was adjourned into closed session at 6:34 pm.

Respectfully submitted by,  
Carrie Vorpapel