

**PROPERTY OWNERS' ASSOCIATION OF COUNTRY CLUB ESTATES
BOARD OF DIRECTORS MEETING
OCTOBER 17, 2024 (APPROVED)**

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

Employees Present – Carrie Vorpapel

Visitors Present – Peggy Rasmussen, Melissa Koren

Call to Order – The meeting was called to order by President Steve Zabowski at 5:01 pm with a quorum present.

Approval of Minutes – The minutes from the September meeting and September closed session meeting were reviewed. Glenn Aldinger moved to accept the minutes as written. Bryan Balch seconded. All members present voted “aye.”

Visitor's Comments – Peggy Rasmussen is donating an 8-foot memorial bench for the golf course. The Mahjong group will be meeting in the clubhouse throughout the winter. There will be a written agreement signed by both parties. Peggy Rasmussen suggested CCE apply for a liquor license. She asked about the status of potentially offering high-speed fiber Wi-Fi to all homeowners. The Board has requested a full proposal to obtain more information and to see if this may be a cost-effective option for homeowners. If it is, homeowners would have the opportunity to pay for internet service through the neighborhood. This would involve installing two flag poles in the neighborhood and not any cell towers.

Old and New Business:

A. Golf Course

Steven Schultz is preparing a list of golf course equipment for the insurance company. This list will also be used by the accountant. The board is reviewing finances and is looking at final expenses for the season. A proposal will be sought to replace the sinks and toilets in the clubhouse. Bryan Balch moved to buy a snowplow for the skid loader for \$4,250 so Steven Schultz can plow the driveways this winter. Glenn Aldinger seconded. All members present voted “aye.”

Other golf course items that may be needed are a small tractor, Gator, and walking greens mower with a flex head. Quotes will be obtained. Bryan Balch will look into having the lighting updated in the shop.

Bryan Balch shared information on installing 2 hitting nets to the right of the putting green. He will obtain final details before the board votes on purchasing.

Mike Weiler will be offering CCE merchandise next season. Gift cards will also be offered again.

B. Beaches and Piers

The plumber will be asked to winterize the beach house as it is now cleared out.

C. Roads and Parks

The board reviewed the contract for the water tower removal and made the following edits: removed line 10 regarding bonding; require the contractor to protect the two pump houses; and require the contractor keep 20% of the wood for interested homeowners. John Ashenden will ask the contractor to remove the water tower without taking down the fence, and also to drain the tank as there is standing water inside from leaks. CCE is responsible for obtaining any permits through

the Village of Fontana. There will need to be a road closure for the day and CCE must provide a water supply. John Ashenden will talk to the Village about accessing the fire hydrant. John Ashenden will revise the contract and have it signed.

Steve Zabowski continues to work with the tennis/pickleball court contractor regarding the cracks. The contractor said they will resurface both courts under warranty and it will be done in the spring.

There is a pending proposal to update the signs in CCE to aluminum and also to add signs to the Back 40 property line.

John Ashenden is working on getting the windscreen with the logo for the south side of the courts.

D. Clubhouse

Steve Zabowski is waiting for a bid for the rotting board under the deck. There is also a stairway that needs to be repaired that he has asked for bids as well. Bryan Balch will also ask for a bid for the stairs. The carpets will be cleaned. A quote will be obtained to paint the inside of the clubhouse.

E. Website

No news.

F. Open Dues Invoices

There is currently \$26,800 owed in outstanding dues. \$19,400 was due September 1st and \$7,400 is from past years.

G. Other Business

Melissa Koren asked to see financial reports for CCE and the golf course.

The next meeting is November 13th, 2024, at 5:00 pm at the clubhouse.

Glenn Aldinger moved to adjourn the meeting into closed session. Bryan Balch seconded. All members present voted "aye." The meeting was adjourned at 6:12 pm.

Respectfully submitted by,
Carrie Vorpapel