

**PROPERTY OWNERS' ASSOCIATION OF COUNTRY CLUB ESTATES
BOARD OF DIRECTORS MEETING
SEPTEMBER 16, 2024 (APPROVED)**

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

Employees Present – Carrie Vorpapel

Visitors Present – Michael Warren, Ray Martinez, Rita Martinez, Leonid Sagalovsky, Dorothy Miller and Gerald Miller

Call to Order – The meeting was called to order by President Steve Zabowski at 5:04 pm with a quorum present.

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

Visitor's Comments – Leonid Sagalovsky asked how to access financial information for the HOA. The budget vs actual for the year, and the proposed budget is published each year prior to the annual meeting. This is posted on the website and mailed to all homeowners. Ray Martinez, Rita Martinez, Dorothy Miller and Gerald Miller asked what is happening with Back 40. Steve Zabowski explained that the plan for the Back 40 is that it be maintained by the neighborhood. A discussion ensued. It was suggested to put up signs so the community is aware this is public property and incorporate the names Miller McGough / Ruth Cameron Jensen Green Space. Michael Warren asked about the late fee being dated September 1st so soon after the invoice was due on September 1st and said a reminder should be given. The accountant informed the HOA that best practice is to date the invoices immediately after the deadline passes. A reminder is emailed to all that are on the email list prior to the due date.

Old and New Business:

A. Golf Course

The golf course bookkeepers now prepare financial reports each month that provide a year-over-year comparison. Bottled water is now being given out at the clubhouse when golfers are leaving in place of purchasing a cooler to be out on the course. The parking lot has been resurfaced. The company will return to adjust the lines as there is not enough room for carts. Golf course remaining expenses for the year and profits will be reviewed to prepare the budget for next year.

B. Beaches and Piers

Glenn Aldinger said there has been complaints about the condition of the paint on the piers. The piers are painted as early as possible and there is a lot of wear and tear with weather and traffic throughout the summer. It would be very difficult to repaint during the summer. Sandra Hibbard said a higher quality paint could be purchased next season, but it will cost significantly more. Jonathan Slayton is working on painting the inside of the beach house. Sandra Hibbard has requested bids to have the epoxy flooring replaced. The water will need to be turned off and the beach house cleaned. Glenn Aldinger is meeting with the insurance company this week regarding storm damage. Steven Schultz will be asked to remove the paddleboards and also the dinghy at the end of the season. The piers will be removed October 15th. Notice went out to all those with a mooring space.

C. Roads and Parks

John Ashenden continues to work on obtaining windscreen bids for the pickleball area. He distributed a bid for the water tower demolition. Permits would need to be obtained by CCE and

the road would need to be blocked for the day of work. John Ashenden will contact the Village of Fontana to discuss. Some residents have asked to save some of the wood from the demolition. The company will be asked for a guarantee that the pumping house will not be damaged. Additional costs may be necessary to remove the concrete. The project will be paid for through the special assessment that was approved at the annual meeting and also from reserves. Steve Zabowski moved to accept the bid presented of \$67,400. Glenn Aldinger seconded. All members present voted "aye." John Ashenden will look into obtaining the signs that were discussed at previous meetings. Sandra Hibbard said the flower beds by the castle gate need to be weeded and it was suggested to add mums for the fall. John Ashenden reached out to the company that installed the tennis and pickleball courts as they said previously, they would fill the cracks and level out the low spots. The courts are still under warranty.

D. Clubhouse

Bryan Balch will get quotes for painting the inside of the clubhouse. The carpets will be cleaned after the season. Steve Zabowski is still working on getting bids to have the rotting board replaced under the deck.

E. Website

No news.

F. Open Dues Invoices

Carrie Vorpapel reported that invoices for the annual and special assessments were due September 1st. Late fee notices were mailed out adding an additional \$20 to what is owed. There is currently \$42,500 owed in outstanding dues. \$34,000 was due September 1st and \$8,500 is from past years.

G. Other Business

The pig roast is September 28th. Carrie Vorpapel will send out a reminder email.

Michael Warren asked about the golf course financials. The golf course is owned by the neighborhood and the neighborhood subsidizes the golf course. Over the last few years as the golf course has been more profitable, they have been paying more of their expenses. The golf course pays rent to the neighborhood. Each entity pays taxes and has its own accountant.

The clubhouse is available to rent pending staff availability. Alcohol must be purchased from the clubhouse and cannot be brought in as the golf course holds a liquor license.

Steve Zabowski moved to adjourn the meeting. Sandra Hibbard seconded. All members present voted "aye." The meeting was adjourned at 6:21 pm.

The next meeting is Wednesday, October 16th, 2024, at 5:00 pm at the clubhouse.

Respectfully submitted by,
Carrie Vorpapel