

**PROPERTY OWNERS ASSOCIATION of COUNTRY CLUB ESTATES
ANNUAL MEETING
JUNE 20, 2020 (APPROVED)**

Call to Order - The meeting was called to order at 11:03 AM by President Tom McGreevy. Due to COVID 19, the annual meeting was held virtually via Zoom. There was a quorum as more than 30 homeowners were signed on for the meeting.

Board of Directors – Present: Tom McGreevy, Scott Vilona, Derek D'Auria, Steven Zabowski and Sandra Hibbard

The Board of Directors was introduced.

Scott Vilona reviewed the finances of the golf course and the HOA. A few expense categories were overbudget due to unforeseen repairs (replaced leaky sliding patio doors at clubhouse, pier repairs and golf course equipment repairs). Several expenses were paid from reserves including 2 new paddboards, striped/crack filled beach parking lot and a \$20,000 additional principal payment toward the irrigation loan. At the end of the fiscal year, the HOA had a bank balance of \$41,500. Scott Vilona presented the 2020-2021 budget. Proposed expenses paid from reserves include: beach parking lot sidewalk/stairs, update websites, crack fill/stripe clubhouse parking lot, update security cameras and also make an additional principal payment on the irrigation loan to pay the loan off early. Bill Ernstrom, 1221 Shabbona, moved to approve the budget. Cherie Setteducate, 418 Waubun, seconded the motion. All members present voted, "aye." The budget was approved.

Other Q and A –

The following questions/suggestions/comments were made at the meeting:

-Why keep having a budget item to repair the castle gate? Castle gate repairs have been paid by insurance of the party that damaged the gate and not by the HOA. This budget item is for the electric to the castle gate as well as signage for the HOA. The Board is looking into options including raising the arch or jacking up the castle gate. Patrick Kenny said the Village of Fontana can look into putting weight limit signs on Shabbona for trucks. The HOA has already added signage at the castle gate.

-Extensive repairs were made to the castle gate in 1991-1992. It was suggested to have the towers checked again.

-The Village of Fontana is looking into installing a permanent fence by the CCE beach as a way to keep shore path traffic off of the beach. CCE does not actually own the beach. The beach is owned by the Village of Fontana. CCE has perpetual rights and an easement to access the CCE piers.

-Several residents have raised concerns about short-term rental properties. There is a current county ordinance that requires a minimum of a seven-day rental. However, this is difficult for the county to enforce. Homeowners renting out their homes for short-term rentals are supposed to register with the Village of Fontana.

-A vacant lot is overgrown with weeds and not being maintained. The Village of Fontana should be notified by the concerned resident as an inspector can look into this and have the property maintained.

-There was a suggestion to move the "no wake" buoy further out in the water to be more in line with other "no wake" buoys. The Water Safety Patrol will be contacted about this.

-There was a concern about garbage at the north pier and in the boat channel. The beach staff will be asked to continue cleaning up garbage on the CCE beach and piers. However, the channel is outflow from the Pottawatomi Creek which is a DNR waterway.

-It was suggested that the yellow sign currently on the north pier that states to wait for the light to change, be moved and mounted to a buoy so that boaters will be more likely to see it.

-Slip #2 on the south pier does not currently have a boat in it. It was explained that the boat's bow hits the memorial bench on the pier. The slip renter is talking with other renters about possibly trading slips.

-There was a concern that the boat slip waiting list is not current. It has been updated on the website and will be posted at the beach.

-A concern was raised about dogs being on the beach. There is a Village of Fontana ordinance that dogs are only allowed on the beach between October and March. Residents may call the police to report dogs on the beach.

-It was suggested to put bat houses on the golf course and in the back 40 to help reduce the mosquito population.

-There were concerns about cars parking in the beach parking lot without CCE stickers. Sandra Hibbard reported she has been in contact with the police and requested they come down and ticket cars without stickers several times. Beach kids will be asked to sit in the parking lot to monitor it and the Village of Fontana will be asked to regularly patrol the lot as well.

-There was a concern about the overpopulation of deer. 3-4 hunters are given permission each year to bow hunt in the back 40. They have been doing this for over 20 years and are experienced hunters. It was suggested to post on the website the times there will be hunters in the back 40.

-A dog park was suggested. This would need to be a capital project that would require further discussion by the board.

-There was a complaint of noise from construction projects and landscapers on the weekends. The Village of Fontana has certain hours permitting work to be done. As long as the work is being done within these hours, there is nothing CCE can do. Glenwood Springs has their own policies regarding noise that will be shared with CCE.

-The oars will not engage properly in the new dinghy to access boats on buoys.

-A request was made for homeowners to receive more than 2 parking stickers per lot. The stickers are removable so they can be transferred among vehicles.

-There is a blind spot when crossing Shabbona near Pottawatomi. Tom McGreevy offered to contact the Village of Fontana to see if any trees are encroaching the public right of way as this can be a dangerous spot.

-Signs for the beach were requested to remind people to social distance. Patrick Kenny said the Village of Fontana could provide signs like the ones at the larger beach. He also said their staff are walking around asking people to spread out as well.

-A concern was raised about kids fishing off of the pier. Fishing is not allowed in the swim area but is otherwise not restricted on the pier.

-The new boardwalk at the beach will be installed hopefully next week. It will be a cement non-skid surface. The walkway will be flush with the pier. After the pier is removed, the Village of Fontana will work with Austin Pier Service to create footings for the pier.

-The Village of Fontana will be putting in five staggered steps on the north side of the beach down to the pier. Tom McGreevy will follow up on this project.

-There was a concern about lifeguards not allowing floats outside of the swim area. Floats are only allowed in the swim area. The Water Safety Patrol makes and enforces these rules.

-The first ramp on the south side of the channel on the south pier is dedicated for launching kayaks and paddleboards into the lake. They are not permitted to launch through the swim area.

Election results-

Tom McGreevy - 117

Scott Vilona - 117

The meeting was adjourned at 12:23 pm with a motion by Bill Ernstrom, 1221 Shabbona and a second by Cherie Setteducate, 418 Waubun.

Respectfully Submitted,
Carrie Vorpagel
CCE Secretary