

**PROPERTY OWNERS' ASSOCIATION of COUNTRY CLUB ESTATES**  
**ANNUAL MEETING**  
**JUNE 18, 2022 (APPROVED)**

**Call to Order** - The meeting was called to order at 11:12 AM by President Tom McGreevy. There was a quorum as more than 30 homeowners signed in for the meeting.

**Board of Directors** – Present: Tom McGreevy, Scott Vilona, Glenn Aldinger, Steven Zabowski and Sandra Hibbard

The Board of Directors was introduced.

Village of Fontana President, Patrick Kenny, and Village of Fontana Police Chief, Jeff Cates, were introduced.

Tom McGreevy reminded residents that golf carts cannot legally be driven on the roads in CCE unless they are registered and licensed through the Wisconsin Department of Motor Vehicles as the roads in CCE are public. The Fontana police allow residents going to golf that have a trail pass, to drive their carts directly to and from the clubhouse for golf only.

The following questions/suggestions/comments were made:

-How does the Village of Fontana determine what streets will be repaired? Patrick Kenny said the Village Board makes that decision based on condition. Residents may call Teresa Loomer, Village Administrator at the Village Hall to report streets of concern.

-Residents expressed concern about short-term rental properties in CCE. It was requested to have a list of registered properties in CCE published on the website. Tom McGreevy will see if this is possible. Patrick Kenny said the Village of Fontana contracts with Granicus, a third-party company, to help monitor the short-term rental apps/sites to make sure all properties are registered. If there is a suspicion that a property is renting without a permit, contact the Village Hall, the Fontana Police Department and report it through Granicus. Reporting it through Granicus can be done through the Village website under the short-term rentals section. A resident stated this is a simple process and photos can be uploaded to help document the concern. The Granicus complaints also go to the police department. Chief Cates encouraged residents to call the police at the time if there is a disturbance or noise complaint. The Village of Fontana is currently working with their attorney to draft an ordinance that will address the issue with the renters and also cite the property owner. There is a current county ordinance that requires a minimum of a seven-day rental. However, this is difficult to enforce and is not being followed. Residents may take screen shots of reservation pages and upload those with their complaints to Granicus. Chief Cates said the short-term rental properties may lose their permit if they receive three strikes against them.

The CCE Board is currently in the process of rewriting the Bylaws to include more restrictions for short-term rentals possibly including an annual registration fee to CCE, a 30-day rental minimum, and restricting access to CCE amenities. CCE is talking to neighboring Associations and looking at their Bylaws. CCE can make rules but will be responsible to enforce them. Steven Zabowski is in discussion with the neighboring Associations and the possibility of pooling resources to pay someone to help enforce the rules is being discussed.

-There was a question regarding the Tree Ordinance in the Village of Fontana. Patrick Kenny stated this is currently being rewritten. Contact Village Hall with questions. Permits are on the Village website.

-There were requests for more communication to residents including email blasts, quarterly updates and keeping information on the website current. Board meetings are open to all residents.

Dr. Aldinger oversaw the acquisition and installation of the Automated External Defibrillator in the Beach House and reported his experience with lives saved having the availability of AEDs. The beach lifeguards are all trained in CPR and the use of the AED.

Scott Vilona reviewed the proposed budget line by line. Bill Ernstrom moved to approve the budget. Linda Landreth seconded. All members present voted "aye."

**Election results-**

- 1) Two Board Seats:  
Tom McGreevy = 212 votes  
Scott Viloni = 199 votes  
Bryan Balch = 122 votes
  
- 2) Vote to increase the annual assessment to \$375 per lot:  
Yes = 198  
No = 96
  
- 3) Vote to Authorize up to \$240,000 in financing to commence tennis/pickleball/basketball renovation:  
Yes = 177  
No = 116

The meeting was adjourned at 12:25 pm.

Respectfully Submitted,  
Carrie Vorpapel  
CCE Secretary