

**PROPERTY OWNERS ASSOCIATION of COUNTRY CLUB ESTATES
ANNUAL MEETING
JUNE 19, 2021 (APPROVED)**

Call to Order - The meeting was called to order at 11:14 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, Derek D’Auria, Steven Zabowski and Sandra Hibbard

The Board of Directors was introduced. Derek D’Auria was thanked for his years of service as he is not seeking re-election.

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

Chief Cates stated there is a burn ban in place. Fires in fire pits are not currently allowed and they will have a zero-tolerance policy this year with fireworks.

President Kenny said a permanent fence is being installed at the CCE beach on Monday.

Tom McGreevy apologized if anyone was offended by the section in the newsletter regarding speeding. All homeowners are asked not to speed.

Scott Vilona reviewed the finances of the golf course and the HOA (homeowners association). The golf course is a sub-entity owned by the HOA. The HOA supports the golf course. The golf course had an exceptional year and paid an additional \$30,000 in profits to the HOA. The Board decided to put the money back into the golf course. The HOA currently has \$55,000 in the bank. Scott Vilona noted the following instances where the actual was over or under budget: 1) annual meetings under budget due to COVID and not having an in-person meeting or pig roast last year, 2) lots/roads/parks was over budget due to improvements, 3) golf course equipment was under budget due to a lease ending and 4) beaches was over budget due to increased employee costs.

The subsequent capital improvements were made and paid from reserves: 1) new storage building for the golf course, 2) updated security cameras at the beach, the golf course and the castle gate, 3) irrigation loan was paid off, 4) websites were updated and 5) parking lots were crack filled and re-stripped.

Proposed capital improvements for 2021-2022 are: 1) cement pad for kayak racks, 2) additional kayak/paddleboard racks that would accommodate 12 more homeowners, 3) fire pit at the clubhouse and 4) beach chair updating.

Bill Ernstrom, 1221 Shabbona, moved to approve the budget. Bob Schorsch, 211 Pottawatomie, 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:

-The clubhouse is for all homeowners. Feel free to come hang out on the porch, use it or rent out the lower level for a private party.

-The annual pig roast for CCE residents is September 25th.

-Concern about the condition of the tennis court was brought up. Erich Lange and Steven Zabowski met with a company from Omaha, Nebraska regarding resurfacing the court. The company guarantees their work for 5 years and said it would cost about \$25,000. Erich Lange is currently getting bids to add 2 cement pickleball courts next to the tennis court.

-Beach employees should be removing seaweed from the beach, Bridget Wilkins is the beach supervisor if there is a concern.

-A discussion ensued regarding what to do with the castle gate. The Board is looking into the best option and would like to take the necessary time to get multiple bids. Scott Vilona said if it is going to be raised, it should be

done architecturally correct and would necessitate architectural drawings. The castle gate is a private structure over a public road that has been grandfathered to stay. Each time the castle gate has been hit, the person that hit it has been responsible for repairs. The HOA has not had to pay for these damages. The castle gate generally has not been hit by professional truck drivers, but most often by someone that rented a large truck and is inexperienced in driving it. There are currently warning signs on Highway B, signs on the side of the gate and also one hanging from the gate. The Village of Fontana also has a designated truck route which is Highway B to Indian Hills Road to avoid the castle gate. A suggestion was made to lower the road. This would be very costly as there is no storm drainage at this time. Another suggestion was to add a sensor that detects the truck height that would cause red lights to flash if the truck was too tall. The proxy vote that was mailed to residents asked if the Board had permission to make alterations to the castle gate not to exceed \$48,000. The results were yes = 259 and no = 59.

-The water tower itself is degrading, but the structure it is on is solid. It's been hard for the Board to find a vendor willing to take it down. The Board is looking to find a solution that meets the needs of all and is cost-effective as well. Earlier this year there was a party interested in purchasing the lot to build a house incorporating the water tower.

-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 boat slip waiting list is currently about 20-25 years. The Village of Fontana has more availability for their slips and may be an option for some. All homeowners with boats on CCE slips must provide proof of insurance and registration in their name each year to keep their slip. The buoys CCE uses are owned by Glenwood Springs and are located on their property. There was a request to add more ramp spaces. This would require dredging and the Board does not think the Village of Fontana and Abbey Harbor would be in favor.

-The Village of Fontana Police Department requested access to the two CCE cameras on the castle gate that point directly to the road. The question was put out to those in attendance at the meeting. Typically, if the castle gate is struck, it's about a 2-day process for the police to have access to the video footage. The Village of Fontana has the same camera system and could access the two cameras within 5 minutes with CCE permission and only if necessary. Consensus at the meeting was to allow the police access to the 2 castle gate cameras if needed.

-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 to enforce. Homeowners renting out their homes for short-term rentals are supposed to register with the Village of Fontana and go through an inspection among other requirements. President Kenny said the Village of Fontana is soliciting bids for an agency that uses technology and algorithms to determine which homes are being rented on a short-term basis. If there are noise complaints, please call the police. The Village of Fontana does not have set times of day for noise restrictions. The ordinance is based on reasonableness based on time of day and level of noise.

-Vehicles parked in the beach parking lot are required to have a CCE sticker. These stickers are removable so they can be transferred between vehicles. The police do issue tickets at times so parking in the lot without a sticker is at your own risk. Once the ticket is issued, it cannot be voided.

Election results-

Three board seats were filled:

Glenn Aldinger = 151

Sandra Hibbard = 154

Steven Zabowski = 153

The meeting was adjourned at 12:20 pm with a motion by Bill Ernstrom, 1221 Shabbona and a second by Bob Schorsch, 211 Pottawatomi.

Respectfully Submitted,
Carrie Vorpagel
CCE Secretary