

PROPERTY OWNERS ASSOCIATION of COUNTRY CLUB ESTATES
BOARD OF DIRECTORS MEETING
AUGUST 18, 2021 (APPROVED)

Board Members Present – Tom McGreevy, Steven Zabowski, Sandra Hibbard and Glenn Aldinger
Excused – Scott Vilona

Employees Present – Erich Lange and Carrie Vorpapel

Visitors Present – John Rolander, Co-Founder and Chief Development Officer for Arcadia Towers

Call to Order – The meeting was called to order at 5:31 pm by President Tom McGreevy with a quorum present.

Approval of Minutes – The minutes from the May meeting as well as the Annual and Organizational meeting were reviewed. Glenn Aldinger moved to accept the minutes. Steven Zabowski seconded. All members present voted “aye.”

Old and New Business:

John Rolander, of Arcadia Towers was present to discuss an Option and Lease Proposal for adding a cell service tower in CCE. Arcadia Towers has good relationships with the 4 major cell phone service providers. John has been trying to work with local communities to come up with plans to allow for better coverage and service. The water tower would be a good location for a tower but the insurance for Arcadia Towers would not approve that site. There is another site that would likely work by the shop. 5G technology has about half the radius of the previous service. More towers are needed. Having a tower in CCE would create revenue through ground rent and also allow for better service. The area would need to be 50 x 50, a secure site that is fenced in, have power, generators and a utility shelter. They are typically surrounded by a chain-link fence but would consider other options.

A. Golf Course

Erich Lange presented the financial reports. Overall income is up over \$15,000 right now from last year. Greens fees are down but memberships are up. The golf course paid the final payment on the new building which was just under \$10,000 and also paid \$8,600 for the gravel and leveling for the building.

A resident sent an email concerned about foul language and offensive behavior on the golf course. Tom McGreevy will call the homeowner and encourage him to talk to offending parties directly.

Steven Zabowski will call another homeowner that is concerned their home has been repeatedly hit by golf balls. CCE is not responsible for damages to property. Homeowners are encouraged to put up a net if they're concerned.

B. Beaches and Piers

Sandra Hibbard reported the new kayak rack is up. She is ordering a second rack. A homeowner complained that there were cars without parking stickers at the beach parking lot. Beach staff do not have stickers and it seems to have been employee cars. Stickers are at the beachhouse now for employees to use. Austin Pier Service has been very responsive with issues this summer. Sandra Hibbard spoke to Austin Pier Service about adding racks to the pier for the paddleboards to be locked to for the summer. The weed remediation was very helpful. Three scuba divers pulled weeds out by the roots for three days. The beachhouse will be staffed until Labor Day. Paddleboards will only be available until Labor Day as well. Carrie Vorpapel will return the paddleboard deposits after Labor Day. The showers have been backing up. The plumber will be contacted the next time this issue arises.

C. Roads and Parks

A discussion ensued about the castle gate. The road cannot be closed down to do anything until after Labor Day. Steven Zabowski moved to repair the castle gate and leave it as is. Glenn Aldinger seconded and all members present voted “aye.”

The area of the Back 40 Conservancy that abuts to the Waubun property owners was discussed. It was suggested to invite the homeowners that have properties that connect to the Back 40 to a meeting to discuss what will be done. Steven Zabowski will draft an invite to the property owners to attend the September CCE meeting.

D. Clubhouse

Erich Lange had a quote to resurface the tennis court and then have CCE install two pickle ball pads. It would be about \$36,000 for a five-year plan that would cover cracks and maintenance fees. Erich Lange will obtain additional quotes.

Erich Lange is hoping to have the fire pit done in time for the pig roast. The golf course shuts down at noon for this event.

A homeowner sent an email suggesting to use the basement of the clubhouse as a workout facility. The clubhouse is designed for golf and needs to be available for groups. It would be challenging to staff the clubhouse as well.

E. Website

No news.

F. Open Dues Invoices

\$60,000 is currently outstanding. Payments are due for this year on September 1. Carrie Vorpapel will send out late fee invoices after that. Old dues owed are \$7,685 with \$5,900 in dues and \$1,700 in fees.

G. Other Business

A resident combined their CCE lots into one for tax purposes and asked to pay dues for only one lot. Dues for lots are based on the neighborhood plot map and based on size. Changing tax parcels does not change the size of the property. The property is considered two lots for CCE purposes.

A resident wanted to organize a food drive through CCE. The CCE Board is informational only. Residents are able to post on the CCE Facebook page, Country Club Estates HOA of Fontana, WI or use the Next Door app.

The Geneva Lakes Astrophysics and STEAM group sent an email requesting CCE distribute a survey to assess public opinion on light pollution in the Geneva Lake area. They will be advised to use the Next Door app or post on the CCE Facebook page.

Geneva Lakes fireworks will be at the end of August. A donation was made two years ago that wasn't used due to COVID. An additional donation will not be made at this time.

Tom McGreevy moved to approve the use of the Wi-Fi at the beachhouse for the Fontana Fire Department to have a camera on their fireboat. Glenn Aldinger seconded. All members present voted "aye."

The next meeting will be September 15, 2021 at 5:30 pm at the Clubhouse.

The meeting was adjourned at 7:15 pm with a motion by Glenn Aldinger and a second by Steven Zabowski. All members present voted "aye."

Respectfully Submitted,
Carrie Vorpapel - Secretary
Country Club Estates Property Owners Association