

**PROPERTY OWNERS' ASSOCIATION of COUNTRY CLUB ESTATES  
BOARD OF DIRECTORS MEETING  
JULY 27, 2022 (APPROVED)**

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

**Employees Present** – Erich Lange and Carrie Vorpapel

**Visitors Present** – Terry Clarke, Bob Webster, Cherie Setteducate, Adam Halma, Kara Halma, Edwin Boundy, Caroline Boundy, Melissa Koren and Kathy O'Connell Kroll

**Call to Order** – The meeting was called to order at 5:00 pm by President Tom McGreevy with a quorum present.

**Approval of Minutes** – The minutes from the annual meeting and organizational meeting were reviewed. Glenn Aldinger moved to accept the minutes as written. Steven Zabowski seconded. All members present voted "aye."

**Visitors Comments** – Bob Webster asked the Board not to make any drastic changes to the Bylaws regarding short term rentals as he is an advocate for private property rights. He said the Village has ordinances and if they are not being enforced, that is the issue that should be addressed. Steven Zabowski said the Board is taking their time with the By-Law rewrite and is talking with other HOA's regarding their Bylaws and short term rentals. The Board has also consulted with attorneys regarding the updates. Tom McGreevy said an email blast will be sent to all homeowners regarding his discussions with the Village of Fontana on short-term rentals as the Village Administrator asked that complaints be called directly to the Fontana PD.

Kara Halma said they bought a property in CCE that they plan to use as their retirement home. In the meantime, they are using it as a short term rental. They are following the rules and renting with a 7-night minimum. They want to rent only to people that will be respectful as they plan to be here as part of the community and want to be good neighbors. Kara said the property management company originally was offering their home for less than a 7-night minimum. She had to have a meeting with them to get it corrected to a 7-night minimum. It was suggested to include something in the Bylaws that would hold property management companies accountable for their actions.

Kathy O'Connell Kroll asked for the Board to consider building a pool for the Association. The Board sentiment is CCE should one have one major project at a time and is currently in the process of redoing the tennis court. The water tower is also a major project that will need to be addressed.

**Old and New Business:**

**A. Golf Course** – Erich Lange distributed financial reports for the golf course. Rounds played is down 768 but revenue is up \$11,165 from last year. There is \$53,000 in the checking and about \$52,000 in the money market currently.

Erich Lange put the new golf course equipment on leases but they equipment could be purchased at any time.

There was firework damage to the 2<sup>nd</sup> green.

Erich Lange has been checking with accountants for quotes to work with the golf course. Glenn Aldinger moved to accept the proposal from AJE Associates regarding the accountant. Steven Zabowski seconded. All members present voted "aye." Debbie Wilson will continue to handle the HOA accounting tasks as they are minimal.

Scott Vilona moved to install the culvert and access to the Back 40. Glenn Aldinger seconded it. All members present voted "aye."

Erich Lange said there is only one umbrella on the deck and he would like a purchase a commercial grade, large rectangular table for the back patio. He will email prices when he has them to the Board for consideration.

Glenn Aldinger moved to reconcile the \$13,782.66 the HOA owes the golf course from May of 2022. Scott Vilona seconded. All members present voted "aye." The new expenses will be discussed and then reimbursed per Board approval at a future meeting.

**B. Beaches and Piers** - Glenn Aldinger shared that a homeowner with a boat slip sold his home mid-season. Glenn Aldinger moved to allow the homeowner to keep the boat slip for the remainder of the season. Steven Zabowski seconded it. All members present voted "aye." Based on seniority, homeowners on the North Pier will be offered any open space on the South Pier before that slip is offered to the next person on the waiting list. Slip renters are permitted to switch spaces if they both agree.

Scott Vilona reported that a member of the beach staff was verbally attacked while working. A discussion ensued about the incident. The Board will support the beach staff and will not tolerate any abuse. The Board always is supportive of an inclusive and diverse staff. Glenn Aldinger will communicate with Sandra Hibbard to the beach staff that they should call the police immediately if they are ever in a situation like this. Staff may also call any board member or Erich Lange.

**C. Roads and Parks** - The castle gate was hit by a truck and it was caught on camera. The police report has been filed. Erich Lange has reached out to John O'Neill for an estimate for the repair.

Edwin Boundy asked if it is possible to put a path to walk on the outside of the castle gate to make it safer for pedestrians in that area. The Board will look into this.

Erich Lange and Glenn Aldinger met with Armstrong today regarding the tennis court project. A separate bid would be needed with this company for gravel or concrete. There is a hand-drawn rendition. The plan is for the tennis court to move to the east and then build two pickle ball courts and 1/3 of a basketball court. It will be built where the tennis court is now. The project was approved at the annual meeting. The Board would like to get more bids for the project but has had difficulty finding companies to provide bids. Tom McGreevy will contact the Village about the project.

**D. Clubhouse** - No news.

**E. Website** - Tom McGreevy would like an email blast and a post on the website regarding complaints against short-term rentals. The link to contact Board Members does not appear to be working on the website. It was suggested to have a drop-down menu with each Board Members name so a Board member could be selected to email.

**F. Open Dues Invoices** - \$117,650 is currently outstanding. \$8,900 is from past dues with \$1,200 of it being fees. Assessments are due September 1st to avoid a late fee.

**G. Other Business** - A resident emailed the Board asking that the boat slip fees be increased so the homeowners are not absorbing any of the costs for the piers. This will be discussed at a future meeting before next season.

The CD is due and First National Bank has offered 1% interest for 12 months. Scott Vilona will speak to the bank about the CD and options.

The next meeting is Wednesday, August 24<sup>th</sup> at 5:00 pm at the Clubhouse.

The meeting was adjourned at 6:19 pm with a motion by Glenn Aldinger and a second by Tom McGreevy. All members present voted "aye."

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