

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

**Board Members Present** – Tom McGreevy, Scott Vilona, Steven Zabowski, Sandra Hibbard and Derek D’Auria

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

**Visitors Present** – Elizabeth Russell-Jones

**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 April meeting were reviewed. Derek D’Auria moved to accept the minutes with the correction of gravel pad instead of concrete pad. Tom McGreevy seconded. All members present voted “aye.”

**Old and New Business:**

**A. Golf Course**

Erich Lange said the course is in good shape. He said the pre-emergent spraying is done. The building for the shop is up but the garage door will not be here for another 4-5 weeks. He said the tee and bunker project should be finished shortly. Erich Lange said the PTO went out on the tractor and he is waiting to hear back on the estimate to fix it.

Last year the revenue for resident memberships was just around \$25,000 and this year is at \$27,000 to date. Non-resident memberships were just under \$30,000 last year and are currently at \$35,700 currently. Erich Lange plans on continuing to clear the dead trees etc. between 4, 5 and 6 and plant trees to replace them. He would also like to add some trees by 7 and 8.

Erich Lange said he has good staff hired for the summer outside but could possibly use more help inside the Clubhouse.

Steven Zabowski spoke to the homeowner that was asking for compensation from the HOA for damage to her home from golfers. He explained to her that the HOA does not offer compensation.

**B. Beaches and Piers**

Sandra Hibbard said Bridget Wilkins has been hired to be the beach manager. She has 8 employees as of now. Beach shirts are being ordered for the staff. Sandra Hibbard is working on ordering the kayak racks. She is looking into ways to lock the paddleboards up. Alec McGreevy has been hired to do the pier painting. Steven Zabowski spoke to Austin Pier Service and there is a work order in to fix the uneven ramp as soon as they can.

Erich Lange is working on getting bids for the concrete pad at the beach for the kayak racks. It was suggested to look into changing the orientation of some parking spots at the beach to make more spaces.

Erich Lange will contact Lowe’s and Home Depot to have them measure and give a quote for installing an L shaped counter that would be window height so it would be easier for beach staff to interact with the residents.

Sandra Hibbard will purchase a portable battery pack for jumping boats if necessary. Erich Lange will purchase a blower so the beach crew can keep the walks clear.

The Village of Fontana has not made a decision about beach capacity at this time.

Sandra Hibbard looked into getting electricity for the North pier. The insurance premium would increase and there were also concerns with the electric running between two swimming areas.

Scott Vilona suggested adding a camera or two to the beachhouse.

Tom McGreevy moved to approve the bill for the pier install from Austin Pier Service. Sandra Hibbard seconded. All members present voted “aye.”

**C. Roads and Parks**

315 votes have come in regarding the castle gate. At this point, work could not begin until fall. The Board is currently waiting on an additional bid. It has been difficult to find people to bid the project. Scott Vilona will solicit bids for an architect to create professional drawings for the castle gate.

Tom McGreevy said some of the properties bordering the Back 40 have expanded their backyards into the conservancy. He will draft a letter notifying residents that they can no longer continue to maintain the land that is part of the

conservancy. It was suggested to possibly install split rail fence and/or plant trees to create the border between private property and the conservancy.

Erich Lange asked about the tennis courts as they need maintenance and he received an email from a resident. Steven Zabowski also heard from a resident regarding the surface of the courts. Erich Lange had a bid in 2019 that was \$66,000 and an additional \$17,000 for the fencing. He will look into bids.

#### **D. Clubhouse**

The Clubhouse was pressure washed yesterday. It will be painted soon. The cooler needs to be replaced. Erich Lange said it's started leaking. He is considering options and will talk to the beer distributors as well.

#### **E. Website**

Both websites are working well. Polly has been very quick and responsive.

#### **F. Open Dues Invoices**

Open dues are currently \$8,200. \$5,000 is from past years and \$3,200 is current that was due on September 1, 2020. Two liens are being filed. Overdue statements were mailed out to all owing past dues.

#### **G. Other Business**

Erich Lange ordered the tent and chairs for the annual meeting. He will order sandwiches or wraps for lunch.

The remaining balance on the irrigation loan is around \$5,000. Scott Vilona moved to pay it off. Steven Zabowski seconded. All members present voted "aye."

The mailing for the annual meeting will be finalized by the end of the month. Sandra Hibbard and Steven Zabowski will be running again for Board seats and Derek D'Auria will not. One bio has been submitted at this time and the deadline is May 20. Sandra Hibbard suggested adding a note in the newsletter reminding people not to cut through the homeowner's property by the beach as he has requested assistance with this.

Steven Zabowski will check in with the accountant to see if she can provide the services needed.

The next meeting is the Annual Meeting on June 19<sup>th</sup>, 2021 at 11:00 am at the Clubhouse.

The meeting was adjourned at 6:54 pm with a motion by Derek D'Auria and a second by Tom McGreevy. All members present voted "aye."

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