

PROPERTY OWNERS ASSOCIATION of COUNTRY CLUB ESTATES

BOARD OF DIRECTORS MEETING OCTOBER 13, 2021 (APPROVED)

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

Employees Present – Erich Lange and Carrie Vorpapel

Visitors Present – Maddie Olivieri was present from Geneva Lakes Conservancy

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 September meeting were reviewed. Glenn Aldinger moved to accept the minutes as written. Sandra Hibbard seconded. All members present voted “aye.”

Old and New Business:

A. Southern Border of Nature Conservancy

Maddie Olivieri of the Geneva Lakes Conservancy was present to provide consulting services regarding options for the border of the Nature Conservancy. Maddie brought resources regarding conservancies, native plant and native garden designs. Maddie and Kathleen Renoden met with Glenn Aldinger and walked through the Nature Conservancy last week.

B. Golf Course

Erich Lange distributed financial reports for the golf course. The golf course income should be over \$400,000 this year. The shop building is finished and the electrical work is completed. The Department of Ag reached out to Erich last December about being licensed for food safety. Erich took a class in February to comply. The Department of Ag returned recently and said foods sold need to be prepackaged. They also said when the refrigerator needs to be replaced, it should be replaced with a commercial one.

C. Beaches and Piers

Erich Lange spoke to the plumber, Kevin Racky and he said to purchase a new water heater next summer. Kevin suggested renting a water softener instead of purchasing one for the few months a year it is needed. Sandra Hibbard said painting will be done in the spring at the Beachhouse. The piers are out and the flag has been taken down. Erich Lange will arrange to have the water shut off.

It was noted that when driving down Shabbona and looking to the left, the trees hinder the view. In the past there was a mirror that must have been taken down during construction. Scott Vilona will check with the Village regarding the mirror.

D. Roads and Parks

Erich hasn't had time to follow up regarding the tennis courts and the lean-to at this time. He is assessing if a lean-to is the best option as it may take away some of the view from the Clubhouse. He will continue to pursue the tennis court and pickle ball quotes.

E. Clubhouse

Erich Lange suggested replacing the carpet in the Clubhouse. He will look into pricing.

F. Website

No news.

G. Open Dues Invoices

\$15,400 is currently outstanding. Old dues owed are \$7,600 with \$5,900 in dues and \$1,700 in fees. Current dues owed are \$7,800.

The next meeting will be November 17, 2021 at 5:00 pm at the Clubhouse.

The meeting was adjourned at 5:42pm with a motion by Glenn Aldinger and a second by Sandra Hibbard. All members present voted “aye.”

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