

# PROPERTY OWNERS ASSOCIATION of COUNTRY CLUB ESTATES

## BOARD OF DIRECTORS MEETING SEPTEMBER 15, 2021 (APPROVED)

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

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

**Visitors Present** – Attorney David Rasmussen, Rita Martinez, Ray Martinez, Tim Farina, Gerry Farina, Jim Melka, Nancy Melka, Sandi McGough, Bob Jonas, Jerome Miller, Dorothy Miller and Meg Breslin

**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 August meeting were reviewed. Steven Zabowski moved to accept the minutes. Glenn Aldinger seconded. All members present voted “aye.”

### **Old and New Business:**

#### **A. Southern Border of Nature Conservancy**

Property Owners that have homes on Waubun that border the Conservancy were invited to the meeting to discuss the border of the nature conservancy and how to delineate their private property from the Conservancy. Some CCE residents have expressed concern over using the trails and feeling like they are on private property trespassing when they exit the trails. The Board had the property surveyed and staked to mark the Conservancy. The Conservancy was put in place for 99 years and can only be used for recreation or creating an additional nine-hole golf course. A vibrant discussion took place between the Board and the homeowners present. The Board will consider the input received from the homeowners

The Board discussed options for delineating the property. Glenn Aldinger moved to contact the Geneva Lake Conservancy to get their advice on the Conservancy. Tom McGreevy seconded. All members present voted “aye.”

Steven Zabowski moved to speak to Attorney Christina Green for her legal opinion as well. Glenn Aldinger seconded. All members present voted “aye.”

#### **B. Golf Course**

Erich Lange shared financial reports. The budget for income was set close to \$350,000 for the year and is currently \$369,000 at this time.

Erich Lange met with Rich regarding the tennis court/pickle court. Rich suggested hiring an engineer. Erich Lange has reached out to an engineer. There is primary environmental corridor that is very close to the tennis court. Steven Zabowski moved to allow up to \$5,000 for engineering plans and drawings. Glenn Aldinger seconded. All members present voted “aye.”

Erich Lange will look into the cost to put up a lean-to for over the carts and also industrial shelving for the new building.

#### **C. Beaches and Piers**

New fans were installed at the beachhouse. The plumber said the water heater needs to be replaced and is causing scale back up. Erich Lange will talk to the plumber about an option for a new water heater and also ask if a water softener is needed. Bridget Wilkins will have some of the summer staff come on a weekend to do some painting. The beachhouse will be winterized after the painting is done. Carrie Vorpapel will confirm the date the piers will be removed with Austin Pier Service.

#### **D. Roads and Parks**

Glenn Aldinger is talking to John O’Neil in regards to fixing the castle gate. The castle gate Wi-Fi is currently down.

#### **E. Clubhouse**

The firepit was ordered but may not be ready in time for the pig roast.

#### **F. Website**

No news.

#### **G. Open Dues Invoices**

\$22,800 is currently outstanding. Old dues owed are \$7,685 with \$5,900 in dues and \$1,700 in fees.

### **G. Other Business**

The cell phone tower that was proposed at the August meeting was discussed. Steven Zabowski moved to deny the tower on the covenants. Tom McGreevy seconded. All members present voted "aye."

Carrie Vorpapel and Erich Lange will get the postcards mailed out for the 6<sup>th</sup> Annual Neighborhood Pig Roast on September 25<sup>th</sup> and an email blast will be sent out as well.

The next meeting will be October 13, 2021 at 5:00 pm at the Clubhouse.

The meeting was adjourned at 7:18 pm with a motion by Sandra Hibbard and a second by Steven Zabowski. All members present voted "aye."

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