

**PROPERTY OWNERS' ASSOCIATION of COUNTRY CLUB ESTATES  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 19, 2022 (APPROVED)**

**Board Members Present** – Tom McGreevy, Sandra Hibbard and Glenn Aldinger

**Excused** – Steven Zabowski and Scott Vilona

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

**Visitors Present** – Victor Grace, Angelica Wright, Julie Navin, Elizabeth Russell-Jones, Lisa Pavett, Bob Webster, Mary Anderson, Erich Dernhel, Jeff Thompson, Brenda Rubacha, Chris Polkow, Edward Kennedy, Cindy Wilson, Carol Genz, Edwin Boundy, Caroline Boundy and Dan Schuld

**Call to Order** – The meeting was called to order at 5:03 pm by President Tom McGreevy with a quorum present.

**Approval of Minutes** – The minutes from the August meeting were reviewed. Glenn Aldinger moved to accept the minutes as written. Sandra Hibbard seconded. All members present voted “aye.”

**Castle Gate** - John O'Neill was present from O'Neill Builders and presented three drawings for possible updates to the castle gate. He has a mason that is certified for stucco work. The Board has requested bids from other companies in the past, but contractors have declined because they cannot do the stucco work. The new proposed height would be almost 14 feet. Raising the height would allow most trucks to fit through the gate. There was concern about additional truck traffic and not making this a designated truck route. The Village of Fontana told the Board that something needs to be done with the castle gate as it has been struck consistently over the years. John O'Neill said raising the height of the castle gate would close the road for two weeks. Glenn Aldinger moved to John O'Neill prepare a bid for the drawing with the 6-foot radius. Sandra Hibbard seconded. All members present voted “aye.” CCE's insurance company is working with Ryder regarding the most recent strike to the castle gate. CCE will receive around \$24,000 from this insurance claim.

**Visitor's Comments** – Julie Navin asked for an update regarding the By-Laws and adding short-term rental requirements. Tom McGreevy said they are a work in progress and a draft is being circulated amongst the Board. Changes to the By-Laws will need to be approved by 2/3 of the membership. Julie Navin said per the Village of Fontana, to take a screen shot if anyone sees on rental sites that homes are being rented for less than 7 days. All short-term rental complaints should be directed to the Village of Fontana Police Department. Victor Grace thanked the Board for all they do. He said he emailed the Board Members through the website but did not get a reply. He has since learned these emails went to the spam folders of the Board Members. The email links were recently added to the website and the web administrator has been contacted to help correct this. Victor Grace said he heard there was a request to the Board to increase the boat slip fees. He said he does not think it's fair for the slip owners to be targeted as all residents can use the piers and slip owners only rent a small portion of the pier. Victor Grace also said he has repaired pier boards himself in the summer. Tom McGreevy said any Board Member could be notified if a repair is needed to the pier during the summer and Austin Pier Service will be contacted. Tom McGreevy clarified repair costs are mainly from the piers being worked on over the winter once they are out of the water for the season. Victor Grace said he would like to officially propose term limits for Board Members. It was noted that in the past Board Seats have not been contested and residents had to be asked to join the Board. Residents are encouraged to run for the Board. A homeowner suggested having meetings later than 5:00 pm. It was noted that more people have attended the 5:00 meetings than in the past when they were held later. Cindy Wilson asked about speeding that she read about on the Next Door App. The Village of Fontana Police have been doing extra patrol for speeding in the neighborhood. They also put up a radar box and said it can be moved as requested. Another resident asked at the last meeting that CCE purchase a radar box of their own. The Village of Fontana does not allow this as only the Village can put up signs on the public road right of way. Tom McGreevy encouraged residents to call the police and complain if they have concerns about speeding.

**Old and New Business:**

**A. Golf Course** - Erich Lange provided the Board with updated financial reports for the golf course. Total income is up \$31,000 from last year at this time. He did note that most all expenses have gone up, including payroll expenses. The golf cart lease is up for renewal. Erich Lange said things are going great with the new accountant. Erich Lange noted one mower is in need of repair. The course will be closed on October 4<sup>th</sup> for

aerification.

**B. Beaches and Piers** - Sandra Hibbard asked that the paddleboards be moved to the shed at the golf course until next season. Glenn Aldinger said he will take the AED out of the beach house and take the signs down for it. Sandra Hibbard will continue to try to find beach chairs to order. One of the beach staff had an incident Labor Day with a group of five kids where he felt like he was being harassed. Sandra Hibbard addressed this with the property owners and let them know this behavior toward staff will not be tolerated. The beach house lock will be changed as the code is known to others. The beach house will also be winterized.

**C. Roads and Parks** - A resident expressed concern that the potholes at the bottom of Shabbona should be filled in as cars swerve to avoid them, making it more dangerous for walkers and bikers.

Tom McGreevy spoke to Bonnie at Building and Zoning about the tennis court project. There is a concern about the environmental corridor. CCE needs to have the company SEWRPC out to assess this. If approved, the hope is to have the courts built before next summer. It was suggested to add lighting to the courts.

**D. Clubhouse** – The Annual Pig Roast will be held at the Clubhouse on Saturday, September 24<sup>th</sup> at 1:00 pm. This is free to all homeowners. A postcard was mailed out to all homeowners and a mass email was sent.

**E. Website** – Sandra Hibbard said she is working with the web administrator to fix the email links on the website.

**F. Open Dues Invoices** - Currently there is \$27,700 outstanding in open dues invoices. \$8,200 is from prior years. Late fee notices were mailed out the first week of September.

**G. Other Business** – There was a comment that the water tower needs to be painted. Tom McGreevy explained the water tower needs to be taken down and there is no intention to paint it. It will be a big process and expense. The well and pump house will remain on the property.

The next meeting was not scheduled in order to allow maximum board member attendance as two board members were not present.

The meeting was adjourned at 5:47 pm 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