Country Club Estates Homeowners Association Committee Meeting Minutes

Date: Saturday, September 2, 2017
Time: 9:00am
Location: Country Club Estates Golf Clubhouse

Meeting Chair: Bonnie Liptak
Meeting Scribe: Maj Fischer
Attendees: Bonnie Liptak, Maj Fischer, Nick Rossi.

Supporting Documents:

- Committee Charter

Call to Order
Bonnie called the meeting to order at 9am.

Comments:
Bonnie raised the topic of agenda items for the meeting.
Identified Maj & Nick as co-organizers for the committee
Identifying balanced Committee members from those expressing interest in serving

Maj raised diversity of Committee to include not only boaters, golfers & neither, but also old & new residents/ full time & seasonal.

Bonnie agreed to revisit all those who expressed interest and ensure a balanced group based on those criteria and ensure interest and availability.

Following the meeting Bonnie called those who expressed interest in serving.
Association Members have been identified to serve

- Doralyn Evika Cicerlo: 25 year resident, worked as Concierge for South Shore Club Association for 10+ years, neither boater nor golfer
- Annette Jajko: new resident (1 year in January), neither boater nor renter
- Judy Schnecke: long time resident
- Maj Fischer: lifelong resident. Bouy renter; boat slip waitlist.
- Mario Presta: Jenkins Drive, runs Association Boards in business
- Nick Rossi: long time resident and slip renter
- Bonnie Liptak: resident & buoy renter & Board member
- Tom McGreevy: resident & President of Board

Nick, Maj & Bonnie identified calendar dates for committee meetings

- Saturday, September 9th at 9am
- Sunday, September 17th at 10am
- Sunday, October 22nd at 10am
- Sunday, November 19th at 1pm
- Dec. 16th or 17th

- Jan. 20th or 21st
- Feb. 17th or 18th
- March 10th or 11th

Based on the charter, Bonnie, Maj & Nick identified agenda items for committee to work on

- Bonnie to set agenda prior to future meetings. Overall scope will drive agenda and subcommittees/topics. Focus on/Goal of "Prudent and effective operations"
- Review finances. Determine appropriate and transparent use of funds and sources of funds (general vs. renters of slips, etc.) moving forward. Review and establish guidelines, e.g. Who is responsible for recording expenses and what level of detail should be included? Procedures for Approval of finances, including what is presented to the association members for approval, when, level of detail, etc.
- Review existing utilization procedures/policies - amend existing or develop new as needed: Piers, Parking lot, Boat slip rentals (fees, slip assignments, rules for eligibility), Paddleboard program, Kayaks/racks/launch safety,. E.g. If someone parked illegally, who to call for what? Establish policy and lay forth responsibility and enforcement. Determine roles and resources, e.g. what role does water safety patrol lifeguard play? Fontana police vs Geneva Lake Legal Enforcement Agency?
- Plan to review utilization (of beach, chairs, lot, etc. NB: Maj has ideas on how beach employees might be part of gathering and recording utilization data, at least in summer 2018 if not regularly). Address concerns / create policies to avoid conflict of interest in employment, vendors, etc. Youth employment program @ beach: Maj & Hugh, her husband, will be developing the program for the Board's review and consideration for next year's summer season.
- Review options for transparent communication (henceforth): websites, newsletters, signage, etc.
- Recommend suite of tools and expectations for Board and employees (Carrie, Golf Course, Beach Kids, etc.)

Draft Minutes submitted for approval by Bonnie Liptak, 9/7/2017