

**CALL TO ORDER:**

Meeting called to order at 7:09PM on Sept 8th 2016 at Beef O’Brady’s roll call was made and the following 4 directors were present: Carola Russell, Cara M, Bruce Illes and Ray Miller. Quorum was established with 4 board members present.

**OFFICERS / COMMITTEE REPORTS:**

**Secretary:**

CM motioned and CR seconded to accept the minutes as read, all Directors voted Aye, and none opposed. MOTION CARRIED.

**Treasurer:**

- 2016 Yearly HOA fees 29 not paid so far;
- Our checking account has 57k, and savings 10K.

**ARC:**

Address	Name	Request	Arch	Board	Comment
405 141st	Misiewicz	Fence	Yes	Yes	Equipment replaced is the same as what was there.
113 147 <sup>th</sup>	Townson	Paint	Yes	Yes	Looks good
14826 7 <sup>th</sup> Ave	Scott Marshal	Roof, Landscape Paint	Yes	Yes	Looks good already.

**Compliance:**

- A few more letters were sent to homeowners (all were reasonably promptly dealt with)
- Rob M mentioned that there will be another scan of the neighborhood for clear violations and to enforce the commercial vehicles standard in the next month or so.
- SH & RM visited a home with a falling apart fence and the agreed to make the needed repairs. Still not fixe, but there has been much positive dialogue. The residents spoke to the board and have discussions with an installer. We voted to give them till 9/19 to show a contract and end of the month 10/1 to start work.

**Social:**

- A Q3 newsletter was put together by the social team and emailed, put on the web page and distributed at the meeting.
- If you have any time to volunteer and help out reach out via the following email [Country Creek <ccinfoandsocialhappenings@gmail.com>](mailto:ccinfoandsocialhappenings@gmail.com).

**Communications:**

- The board received a note about basketball poles being left out. Arch chairmen RobM said he can find nothing in the bye-laws against this.

**NEW BUSINESS:**

- We received a reasonable quote from a park equipment company to replace the broken climb mesh. It was 2800, was going to accept it and did approve it all in favor. Before proceeding though we are going to ask the company for advice on what to do longer term at the park. Is replacing this solo piece the correct approach?

- We still need to contract an inspection of the equipment it is time.
- Bruce and Bob are going to replace the basketball backboard Saturday.
- Discussion about getting the lake behind Cusano/Martin cleaned up as well as the one on 3<sup>rd</sup>. More discussion on the lake at the end of 141<sup>st</sup>, can we clean the back of that one up? Some discussion if it was a wet-land or not some research needed.
- RM motioned and all in favor to spend 100\$ as needed in an additional sign to post for announcing the meetings.
- A resident mentioned some of the lighting in the main entrance was out, BI said he would investigate it.
- RM to meet with Greenside and irrigation man to see state of irrigation.

#### **OLD BUSINESS:**

- Need to plan what to do next year with park equipment upgrades.
- Discussion around a culvert that is being eroded on 147<sup>th</sup> by the park. Group discussed possible solutions. Rip Rap would prevent erosion, concern if too much erosion pipe could break and be very expensive. Want to talk to Dave Branning about this. Larry Luh volunteered to reach out to a contact at town.
- We need to have current equipment inspected again and we need to consider what to replace if anything this year as the merry go round was removed.
- The board discussed putting the landscaping out to bid again. One of the things that has made this difficult in the past is it is unclear from the years just what is included and how to put this in writing. The board will ask SH to put this in writing such that it can be properly and easily bid again. The board offered to pay him for his time if he desires.
- The board received a letter from Dave Branning 141<sup>st</sup> with some info on the problematic lake at the end of 141<sup>st</sup>, the board has requested that he come in and discuss at a meeting.

#### **Things to consider if we do another newsletter – some addressed in presidents letter:**

- Richard Long, Bob Meehan and Barry Serrica were gracious enough to look up and research the issue of commercial vehicles as in our bye laws they are vague. The drafted and presented to the board a two page proposal that the HOA will adopt as guidelines. These guidelines are now on Web Page for easy reference.
- Painting and such should get Arch Approval, most do but then we see others just painting.

#### **Ideas for Bylaw updates:**

- 60 days to do an arch form
- Codify what we do with regard to arch, that is get recommendation but leave decision to board
- 5-7 board members
- Require notification of neighbors for variances.

#### **Parking lot:**

- Consider moving our PO Box to the PO on Lorraine vs. deep into town.
- Team to come up with fencing guidelines as per covenants
- Look at a fountain or two for a couple of lakes.
- Bricks looking dull on Rye road what can be done? We will likely address this after the annual meeting.
- Yard sale is the first Saturday of April and of November

#### **BOD ADJOURNMENT:**

At close to 8:13PM BI moved to adjourn the BOD meeting, all Directors voted Aye, none opposed. **MOTION CARRIED.**

**Next meeting will be October 13th at Beef's again.**