

Country Ridge HOA Annual General Meeting
November 14, 2019 7:00 pm – Mahomet Community Center
Meeting Minutes
Approved 11/21/2019 via Board E-mail

- I. Call to Order
- a) Meeting called to order by President, Chad Sieben at 7:04pm
 - b) Board Members present and introduced:
 - Chad Sieben –President
 - Todd Sheets – Vice President
 - Tom Whooley – Treasurer
 - Carrie Johnston – Secretary
 - Frank Armetta – Member at Large
 - Jonathan Woods – Member at Large
 - Marc Belanger – Member at Large
 - Marshall Henry – Regrets
 - Andrew White – Regrets
 - Bret Johnson - Regrets

59 residences (including 32 present and 27 proxies) were represented, meeting the required 20% needed for a quorum.

- II. Presentation and Q&A Session – Peter Folk, Founder/CEO of Volo Broadband
- a. Peter provided an overview of Volo and their services. They currently serve roughly 6,000 people in CU area, including Hunters Ridge and Sandy Ridge in Mahomet, moving towards Country Ridge, followed by Prairie Crossing and Woodfield West. Tom Whooley reiterated that he and Chad Sieben had consulted with several current customers prior to engaging in conversations between CRHOA and Volo.
 - b. As of this Fall, enough people (over 50% of residences) pre-committed to the service, which warranted their upcoming installation in the neighborhood and significant cost savings to consumers in our neighborhood.
 - c. Anticipate turning service on by end of 2019, weather permitting.
 - d. Installation will be predominantly in rear utility easements. Residents are encouraged to mark any buried gutter drainage, invisible fences, sump discharge lines, etc. Contact Peter if damage is incurred.
 - e. Rates have been discounted to three tiers from \$30/month up to \$45/month. Price depends on estimated usage. The speed is the same at all tiers (1000 megabit), and there is no “data cap”, but pricing is based on tiers that are dependent upon usage. To receive this pricing, and free initial set-up, residents must pre-commit before construction is completed. See volo.net/countryridge or contact the CRHOA.

III. Approval of Minutes: **Motion to approve the 7/12/2019 CRHOA Board Meeting Minutes - Tom Whooley (1st), Todd Sheets (2nd) – motion carried unanimously.**

- IV. Election of New Board Members
- a) Available positions:
 - 1. Treasurer – formerly held by Tom Whooley (term ended)
 - 2. Member at Large – formerly held by Frank Armetta
 - b) Nominees:
 - a. Treasurer – Robert (Neil) Crump - Todd Sheets (1st), Tom Whooley (2nd)
 - b. Member at Large – Tom Whooley - Todd Sheets (1st), Chad Sieben (2nd)

No objections- nominees elected as motioned.

V. Treasurers Report

- a) Treasurer, Tom Whooley, explained balance sheet, profit & loss, & proposed budget.
- b) All 2019 dues were collected with the exception of one (1) household. Lien has been placed on the property (2017 Special Assessment & HOA dues, 2018 HOA dues, 2019 HOA dues). One undeveloped lot and one home under construction will still owe special assessment.
- c) No questions from the audience.
- d) **Motion to approve the 2020 budget – Frank Armetta (1st), Todd Sheets (2nd) – motion carried unanimously.**

VI. New Business

- a) Continued development of the park
 - a. One dead tree replaced, plus four new trees planted on south side of playground.
 - b. Tree rings were mulched.
 - c. Where Finch/Elk meet there are two sidewalk stubs. A sidewalk will be added from a sidewalk stub to approximately where the two taller slides let out. This will open up to a concrete pad with benches and/or a picnic table. Four quotes have been received, ranging from \$5,000-\$9,000. Completion timeframe is towards the end of 2019, weather permitting.
 - d. Future considerations include a removable soccer goal, etc., but intention is to leave as green space versus adding permanent structures.
- b) Sangamon Fields Subdivision update
 - a. Streets are going in, most pond work is complete.
 - b. Jonathan Woods of Country Ridge Dr. reported they've been courteous.
 - c. The dead fish that ran into our pond were reportedly caused by a high velocity pump. This has been addressed.
 - d. Email from Village in response to our concern regarding increased traffic in Country Ridge: From Copperhill Rd to south of Country Ridge Dr., they've reduced the speed limit from 55 mph to 50 mph, and from Country Ridge Dr. to South Mahomet Rd., they've reduced the speed limit from 50 mph to 45 mph.
- c) Residents were encouraged to see board members after the meeting to ensure we have updated email addresses. They were also encouraged to join the Facebook group.
- d) Comments or questions from the audience
 - a. Cindy Denzer asked about a street light at Deer Run & Country Ridge
 - b. Greg Scott of 503 Country Ridge: Still has ponding in the street in front of his house. It freezes and becomes a safety issue.
 - i. Frank Armetta reported that the village marks and fixes road cracks, drain issues, etc., and other items like this will be addressed as time and resources are available. Frank has called Eric Crowley twice. A board member will contact the village again, and Mr. Scott was encouraged to also reach out to them directly.
 - c. Tom Fortune of 1703 Deer Run: What is the village saying regarding the overgrown house? Per Chad Sieben, Ken Buchanan is in touch with bank and attorney, and was told they should have weed lien on the property. Village will knock down the weeds. Mr. Fortune has been mowing the yard for two years, and will cease now.
 - d. Frank Armetta asked present lake residents to stay for a separate discussion.

VII. Adjourn – 8:16 p.m.

- a) **Motion to adjourn – Chad Sieben (1st), Tom Whooley (2nd) – motion carried unanimously.**