



Country Ridge HOA November 14th 2017, 7:00pm Annual Meeting

Mahomet Community Center

Meeting Minutes-Pending Approval

- I. Call to Order: 7:05pm
- II. Present:
 - Tom Whooley-Treasurer
 - Robert Lewis- President
 - Frank Armetta
 - Chad Sieben – Vice President
 - Eric Briggs- Secretary
 - Brett Johnson
 - Marshall Henry- with apologies
 - Jonathan Woods
- III. Approval of the Minutes
 - a. **Motion to approve 8-15-17 Meeting Minutes. Chad Sieben(1st), Tom Whooley(2nd)
Motion Carried –Unanimously**
 - b. Had 47 people Present/Proxy which meets the needed 20% for Quorum.
- IV. Introduction of Board members to audience
 - a. Asked if anyone had interest in joining board because of open board positions.
 - b. No people new to subdivision in attendance
- V. Major projects/Improvements
 - a. Gave update on completed park/playground/entrance sign
 - b. Improvements made to subdivision.
 - i. Village replaced faded street signs
 - ii. Put 4 way stop at Country Ridge Dr. and Deer Run
 - iii. Even out heaved sidewalk
 - c. Several comments made about park and green area, ranging from future plans to thank yous for completing project.
- VI. Misc. Subdivision information.
 - a. Meeting minutes are available online including by-laws.
 - b. Reminder that there is a subdivision website and Facebook page.
 - c. Currently 187 households with several being built and several lots left.
- VII. Treasury Update

- a. Went over Balance sheet and Profit/Loss statement
- b. Expecting \$5000 more coming from developer Bill Pfeifer
- c. Locked in mowing bid for 3 years and insurance went up because of the park and playground.
- d. 2 dues left to pay. Liens are being issued.
- e. Have had 100% collection over the past 4 years.

VIII. Park Information

- a. Chad Sieben gave update on final park information.
- b. Total Expense was \$63,504.57 which included:
 - Drained play structure with an engineered wood fiber play surface surrounded by plastic kid timbers and an ADA accessible ramp
 - 4 slides, 7 swings including an inclusive swing with the chest harness, 4 climbing structures and multiple play panels to interact with
 - Installed a sign at the entrance of the playground with park hours and rules
 - Professionally installed and maintains a 15-year warranty on the main play structure
- c. To help offset the cost Ironwood Homes donated \$2,500 and Signature Homes confirmed they should be paying \$5,000 to go towards the playground cost by end of the month. Both are residential builders out of Champaign that had a part in developing the final phase 6 of Country Ridge.
- d. Work was done to help better direct the drainage in the park along the easement at the cost of the developers
- e. The mowing schedule was slowed during the hot summer months to conserve funds as the drought like conditions didn't warrant as frequent mowing.
- f. In October of this year the park was aerated as it had substantial compaction and grass seed along with starter fertilizer were applied shortly after. Luckily, the grass seed was put down at about the perfect time when temperatures cooled and we received more precipitation. If you haven't seen the park lawn lately, like many of our yards it has come back quite a bit from where it was and assume the seed taking will help quite a bit heading into spring.

IX. Updates to next steps on park and outstanding questions.

- a. Path – Permit was explored, but not moving forward quite yet.
- b. Trees – Board would look to approve the planting of some additional shade trees to begin getting them established, but would be getting plans drawn up before landscaping of significance would be entertained.
- c. Park benches and pavilion – Board has approved the purchase of two picnic tables to help with seating – pavilion plans or any additional structure would likely be entertained at minimum a year to two out waiting for reserves to rebuild and proper planning to take place as to the vision and direction of the park based on the collective thoughts of our neighborhood.

X. Opened floor up to any new business, questions or comments.

- a. Roger Sphar commented on farmland south of subdivision and potential new subdivision

XI. **Motion to Adjourn Meeting at 7:45 pm. Tom Whooley (1st) Brett Johnson (2nd) All in Favor (Unanimous)**