

CALL TO ORDER:

Meeting called to order at 7PM on June 21st, 2017 at The Christ Presbyterian Church at 515 Upper Manatee River Road East. Roll call was made and the following 3 directors were present: Richard Herring, Cara Misiewicz and Jerry Wesley. Bob Meehan (ARC) was also present. Quorum was established with 3 board members present and was called to order by RH.

OFFICERS / COMMITTEE REPORTS:

RH noted that the meeting had been announced via our webpage, Facebook and an email, "blast". The announcement was posted via the webpage on 6/14/2017. JW noted that he may not have a complete listing of all the residents email addresses and those in attendance were asked to provide theirs. Signs for the entrances will be looked into.

CM motioned, JW seconded to accept minutes from the 4/22/2017 meeting as read, all Directors voted Aye, none opposed. MOTION CARRIED.

VICE President:

CM advised that she would cover the current status of the irrigation repairs and the new landscape contract for our community. It was a long process with several interested contractors with only four submitting proposals. A scope of work was established and contractors were guided around the neighborhood. The lowest bid of 24K (unchanged from 2016) was from our current landscaper Greenside. The board decided not to renew this contract and went with Green Thumb Landscaping for 27K a year. The remaining bids were substantially higher. Green Thumb currently maintains Mill Creek and the board believed that they were a good fit for our community.

Irrigation repairs are necessary to the park, Rye Road at 147th E and Rye Road at 3rd Street. The board had found out in the landscaping bid process that all areas needed repairs. The Rye Road and 147th entrance is complete but ironically the rainy weather has delayed the repairs at the other two locations. The landscaping in all three areas will need to be assessed once everything is completed. Several areas have dead or dying shrubs now. Resident GM complimented the board on selecting a professional landscaper. He had commented on watching them perform their duties and was impressed. He also offered his time and personal gardening knowledge when we proceed in future plantings to replace what was dead.

Resident BS questioned if the board had checked into access to reclaimed water for the entrances and possibly extending to all residents. He was advised that it is available at the Rye Road entrances. Water now is drawn from our ponds except for the park which has its own well. We can revisit at another time if enough interest is generated.

Secretary:

- JW advised that 22 violation letters had been sent to our residents since the last meeting in April. Violations included visible refuse containers, mail box repairs, trailers in driveways,

business signs in yards, overnight parking, ARC compliances, damaged fences, messy lawns and missing lanai screens. All appear, at this time, to have been corrected.

- Website inquires covered lake fishing by non-residents, suspicious activities within the community and inquiries about bylaw fence restrictions.
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ARC:

Address	Name	Request	Arch	Board	Comment
614 147 th ST E		Fence	No	No	

Only one ARC request was pending and discussion followed in new business.

NEW BUSINESS:

- Some repairs to the irrigation systems have been completed and a final tally of the cost was anticipated for tonight’s meeting. Unfortunately, the current rainy weather had forced delays. Repair costs cannot be completely ascertained until the work progresses. Costs could be covered by increasing dues or by a onetime assessment to all homeowners. CCHOA yearly fees are due in June so it is more likely that an assessment would be more feasible. No motions at this time.
- ARC Chairman BM reported that after review of the 614 147th ST E fence request he would not approve it as submitted. The bylaws state that the fence can be no further than 20’ from the furthest corner back of the residence. CM asked BM what the homeowner could do to bring it into compliance or if an acceptable compromise could be submitted for approval. BM advised that he was there to simply ascertain if the proposal met the applicable bylaws. As proposed it did not. He offered, in his personal opinion, that a 4’ fence could possibly be installed to cover the AC unit near the front of the residence and a 6’ fence could possibly be transitioned to near bedroom windows that the homeowner advised he wanted to protect and block from view. Discussion between the board members commenced to try and reach a compromise. The homeowner, GM was present and was asked to offer some of his thoughts. However, he became very agitated stating the board had been dragging its feet taking too long for his request. He also questioned the neutrality of the board stating that we were selective in our enforcement procedures. He got up and said that he did not care what we had to say at his point and he was going to install his fence as he saw fit, with or without an approval. He said, “I was told by Ray that I can sue you, so now it’s my turn to say sue me and see what happens.” He said, “I cost you plenty of money before and now I’ll do it again. Everyone will be paying \$300 a month instead of a year when I’m done.” He finally asked, “Who is writing the minutes? I guarantee that nothing I say will be in there because they’re never accurate.” He then left the meeting. Discussion continued as to what CM and JW thought would have been an acceptable compromise for the fence proposal. CM said that she would be in favor of the fence if it went only far enough at the 6’ level to cover the bedroom windows the homeowner said he was concerned with. JW advised that a 4’ fence concealing the AC unit and then a transition to 6’ fence near the bedroom windows would be acceptable. As such since the homeowner

had left, the proposal could no longer be entertained. A new proposal would have to be submitted for consideration at this point. ARC request denied as proposed.

- JW submitted a proposal to expand what is covered in an estoppel request from a lender. He proposed that the CCHOA ask the buyer to sign an additional form stating that they understand that Country Creek is a deed restricted community and that they have reviewed and understand our bylaws. He also suggested that the estoppel should not be completed until the ARC could do a visual inspection for compliance before any forms are returned to the lender. CM motioned and JW seconded. All members affirmed with Aye, none opposed. MOTION CARRIED.
- Landscaping was discussed again with emphasis on the dead vegetation due to the inoperable irrigation during our most recent drought. All agree that some of the shrubs are dead but some are bouncing back with our recent rain. Replacement cannot be fully ascertained until the repairs are completed and the rains subside. No motions at this time.

Social:

- Nothing discussed at this time

Communications:

- A homeowner requested permission to park a camper trailer in their driveway for a short time as they were arranging storage space
- A homeowner asked for the proper procedures and acceptable materials for installing a replacement fence

Input from the floor:

- A homeowner requested the board look into a portable commercial kitchen that currently was parked in a driveway. They were advised that this would be considered a commercial vehicle and was a violation of our bylaws. Once an address and the complaint was verified the homeowner would be instructed to remove it
- A homeowner advised that a resident on 141st CT NE was not cutting the grass between their fence and the pond behind their residence. He was advised that this was a violation as the area between a residence and a pond to the rear of that residence is the homeowners responsibility to maintain. Once an address was determined and the violation was verified the homeowner would be instructed to cut the grass.
- A resident requested to know where the CCHOA budget was outlined and available to look at. They were advised that the budget was available to view on our website under previous meeting minutes.
- A resident queried how and when tonight's meeting had been announced to the residents. He had come into the meeting a few minutes after it had started and was told that an email blast had been sent out, the website had a posting a week ago and the Facebook page had announcements on it.

OLD BUSINESS:

- Need to plan what to do next year with park equipment upgrades.

- 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.
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Ideas for Bylaw updates:

- [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 8:02PM R.H. moved to adjourn the BOD meeting, all Directors voted Aye, none opposed. **MOTION CARRIED.**

Next meeting to be determined. The board has secured on a recurring basis, a room at the Christ Presbyterian Church located at 515 Upper Manatee River Road East. The room has access to restrooms and a good amount of seating. We have the room reserved every third Wednesday of the month from 7-830PM, no matter if we use it or not. Stay tuned to the website for further details.