

CALL TO ORDER:

Meeting called to order at 7:09PM on July 28th 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:

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

Treasurer:

- 2016 Yearly HOA fees are coming in 120 so far;
- Our checking account has 35k, and savings 10K.
- Carola presented a rough draft of a budget that looks quite good and also looks like with the new software that it will be easier to maintain. This is added at the bottom.
- Lakewood storage let us know they have raised their monthly fee to 80/month.

ARC:

Address	Name	Request	Arch	Board	Comment
405 141st	Misiecwicz	Fence	Yes	Waiting on form	Info on exacts of material and height provided.

Compliance:

- A few more letters were sent to homeowners (all were reasonably promptly dealt with)
- SH & RM visited a home with a falling apart fence and the agreed to make the needed repairs. This is now about to be fixed.

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>.

Communications:

- The board received a letter from a frustrated resident on 147th. They have a rental unit next door that has tenants that are noisy and messy. The board has advised them to call the sheriff’s office if they are concerned and they have done so at least 2 times already. The board is going to send a letter to the rental company.
- The secretary did 3 estoppels over the last 2 months, homes are selling again.
- The board received a notice via the web page from a resident on 3rd about a large nuisance alligator. The county will trap them if they get out of hand but want someone from the HOA to approve, RM spoke to county and gave approval. The gator was removed, might have been a picture on Facebook
- Rental Company inquired about yearly fee.
- The board received a letter from Dave Branning 141st with some info on the problematic

lake at the end of 141st, the board has requested that he come in and discuss at a meeting.

NEW BUSINESS:

- 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.

OLD BUSINESS:

- Need to plan what to do next year with park equipment upgrades.
- Discussion around a culvert that is being eroded on 147th 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.

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.](#)

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 on Sept 8th at Beef's again.

Annual Budget 2016/2017

Income		
Homeowner Dues		68400
Savings	4000	
Fixed Expenses		
Lakes	11940	
Landscaping	24000	
Utilities	4800	
Insurance	4500	
Storage	960	
Taxes	500	
Post office box	80	
Variable Expenses		
Community projects	4000	
Professional fees	950	
Legal fees	2000	
M&R	1500	
Office supplies	150	
Mailing	850	
Website renewal	286	
Signs	200	
Park equipment	7000	
Social budget	684	
		68400