



C O U N T R Y R I D G E

**Annual General Meeting
Country Ridge Lake Owners Association Meeting Minutes
Tuesday, January 23rd, 2024
Mahomet Public Library
1702 E. Oak St., Mahomet IL 61853**

6:30p Annual General Meeting

1. Call to Order

The Annual General Meeting was called to order by President Jason Young at 6:43 p.m. There were six members present and nine members submitted proxy authorizations.

2. Old Business

There was no old business to discuss.

3. New Business

a. Election of New Board Members

Current board members were:

President – Jason Young
Vice President – Frank Armetta
Treasurer – Troy Gagne
Secretary – Open
Board Member at Large – Mike Livermore
Board Member at Large – Open

Proposed board members were:

President – Frank Armetta
Vice President – Bret Johnson
Treasurer – Mario Wenzel
Secretary – Marchello Graddy
Board Member at Large – Mike Livermore
Board Member at Large – Open

Frank Armetta moved to approve the proposed board member appointments. The motion was seconded by Jason Young. The motion was approved unanimously. The new board members are:

President – Frank Armetta
Vice President – Brett Johnson
Treasurer – Mario Wenzel

Secretary – Marchello Graddy
 Board Member at Large – Mike Livermore
 Board Member at Large – Open

b. Annual Budget Review

The new board reviewed the annual budget. Frank Armetta discussed past dues collection and implored the board to be proactive in collecting dues in the future. To be sure that the contact list for the LOA members is accurate, Frank Armetta will cross reference his list of members with the property owner of record on the Champaign County GIS website.

Frank Armetta discussed the need for a survey of the basin. The cost for the survey is \$1,395. The survey will provide information on the basin size, depths, fish population and aquatic chemistry. Frank Armetta made a motion to include the survey cost in the annual budget. The motion was seconded by Bret Johnson. The board voted unanimously to approve the motion. The approved 2024 budget is below:

Item	Amount	Balance	Notes
2024 Beginning Balance:	\$9,011.32	\$ 9,011.32	
2024 LOA Dues:			
Expected	\$8,200.00	\$17,211.32	41 member properties
2024 Expenses:			
Bank Fees	\$200.00		Annual Banking Administration Fees
Fish	\$70.50		6 Grass Carp to feed on aquatic plant growth in the basin
Insurance	\$595.00		Policy with State Farm Insurance
Pond Treatment	\$2,311.43		Outdoor Works Unlimited to be completed in the Spring
Post Office Box	\$110.00		P.O. Box Maintenance
Basin Survey	\$1,395.00		To be conducted in the Spring of 2024
Real Estate Taxes	\$60.66		Will pay both Installments at once
		\$4,742.59	
Projected 2024 Ending Balance		\$21,480.05	

c. Detention Basin Special Interest Items

i. Covenant/Bylaw Revision

Frank Armetta provided a quick update on the combined efforts of the Country Ridge Homeowners Association and Lake Owners Association to consolidate the seven existing sets of covenants and bylaws into a single consolidated set. This effort would consolidate the covenants and bylaws for each of the six phases of the subdivision and the lake owner association. The Homeowner’s Association

approved the formation of a four-person subcommittee to review this issue and develop recommendations for moving forward. The members of the subcommittee are Frank Armetta, Bret Johnson, Andrew White, and Chad Sieben. Efforts have just begun, and Frank will provide periodic updates.

ii. Stocking the Basin

Bret Johnson discussed the possibility of adding additional grass carp to the basin. The cost would be around \$70 to add six additional grass carp. However, before any decision is made, he wanted to review the report from the basin survey in the Spring to determine if additional stocks are needed.

iii. Installation of pond aerators and fountains

Frank Armetta opened the discussion on the installation of pond aerators and fountains into the basin. Frank Armetta discussed the potential benefits of aeration and fountains on the aesthetic qualities of the basin. Frank Armetta also discussed the possibility of sediment removal from the basin. Mike Livermore asked a question about the original storage capacity of the basin. Board members Mike Livermore and Marchello Graddy agreed to try to locate the original hydraulic design of the basin to help determine when sediment removal is needed.

4. Adjournment

With no further business, the meeting was adjourned at 7:09 p.m.