



Country Ridge HOA November 30th 2015, 7pm Annual General Meeting

Mahomet Community Center

Meeting Minutes-Pending Approval

- I. Call to Order: 7:00pm
- II. Present:
 - Tom Whooley-Treasurer
 - David Price- VP
 - Robert Lewis- President
 - Jason Hirsbrunner- (note taker for this meeting only)
 - Roger Sphar
 - Frank Armetta
 - David Meyer
 - Cindy Busick
 - Chad Sieben-with apologies
- III. Approval of the Minutes
 - a. **Motion to approve 9/17/2015 Meeting Minutes. Tom Whooley(1st), David Price(2nd) Motion Carried –Unanimously**
- IV. Park Update/Phase 6
 - a. Sam Lawson, representative from All Inclusive Rec, gave information about potential costs for equipment and installation options. They can provide play structures, benches, basketball, soccer goals, etc. New, comparable installment in Glenn Park in Champaign for site visit. Three option boards were presented ranging from \$63k (1177sq ft)– \$67k (installation and safety surfacing). Supervised installation is an option at a discount of 15% that would allow for AIR reps to help set the posts as members from the HOA did the remainder of the installation. *MARLAN* financing is available. All plans are scalable to include benches, ball courts, covered area et. al. All systems as quoted are ADA accessible with a removable border and have surface play areas. Yearly check of nuts and bolts is recommended for “annual maintenance”.
 - b. Comment from the audience to see the master plan with consideration for the demographics of the subdivision.
 - c. Sign up for the park committee was encouraged of those in attendance.
- V. Call for volunteers to fill the open Secretary position by the President.
 - a. Erick Briggs volunteered to be Secretary **Motion to elect Eric Briggs as Secretary Robert Lewis (1st), Tom Whooley (2nd) Motion Carried –Unanimously.**

- VI. Treasures Report (see attachments)
 - a. Explanation of the difference between Phase 1-5 and Phase 6 and how they are brought into the HOA.
 - b. Explanation of increase in mowing due to the park being brought into the HOA. Plan for opening up the bidding process via the local paper on December 9th for the upcoming season.
 - c. FY '16 budget was done with the assumption of 182 residents. Net Income for the projected 2016 is \$660.
 - d. Signage total cost is projected to be \$10k with additional funds for resident planted landscaping around the sign to be completed in the spring.
 - e. Comments from the audience
 - i. Clarification of the 47 mowing area.
 - ii. Consideration should be given to the maximum houses in the whole subdivision for budgetary reasons.

- VII. Signage Committee Report
 - a. Brick is installed, lettering is on order and the lighting should be installed this week.
 - b. Landscaping should be done in the spring.

- VIII. Presidents update
 - a. HOA Board has worked diligently to update the website and remain committed to addressing homeowners needs within 48hrs.
 - b. Architectural committee has been hard at work addressing plans that need approvals in order to keep our subdivision looking good.
 - c. Lots of paperwork goes on behind the scenes in order to handle new owners in the neighborhood. The Board has been very timely.
 - d. Board has begun to act as a welcoming committee for new owners in the neighborhood. Directing to websites and explaining the HOA.
 - e. Concerns that have been brought up multiple times- lamppost lights for safety reasons and not allowing for vehicles to be parked on the road for multiple days.
 - f. Facebook page is up and running as a closed group. Volunteers needed to help administer as a member of the communications committee.
 - g. Public Comment- Mailboxes leaning out in the street need repaired.

- IX. Public Comment
 - a. Concern about only the lake owners being billed for the treatment of the lake and a precedent with the park. (Lake Owners President – Greg- gave a brief update)

- X. Adjournment at 8pm- **Motion to adjourn. Tom Whooley(1st), Frank Armetta(2nd) Motion Carried –Unanimously**