

**Country Lakes Homeowners Association
Trustee Meeting Minutes
October 28, 2013**

- 1. Review and Approve October 8, 2013 Meeting Minutes – Dave McDowell** reviewed the meeting minutes from the last Board meeting. Bruce Buller recommended one change to the minutes. Dave McDowell moved to accept the minutes as modified. Bob Beres seconded. Trustees approved.
- 2. Landscaping / Maintenance Report – Bruce Buller**
 - a. Open Items Status**
 - i. Mueller Open Items**
 1. Trench near Beres home will be done prior to year end. Cost is estimated to be \$1,000 to \$1200
 2. Will be cutting tall grass in common areas prior to year end.
 - ii. TruGreen**
 1. A representative of TruGreen attended the Board meeting and discussed fertilization and insect control for 2014.
 2. Recommended addition of Phosphorus to be \$3,000
 3. Recommended addition of Oil Spray on Trees for \$500 and also recommended deep root fertilization for a cost of \$2,300.
 4. Trustees will review year end budget projection to determine if these actions can be done within the 2013 budget.
 - iii. Drains**
 1. No further action required
 - iv. John Joseph – Concrete**
 1. Two small patch jobs need to be completed.
 2. Waiting of invoice for road repairs.
 - v. Bruce Buller will provide 2014 budget item recommendations to Tom Chew.**
 - vi. Need to reseed or sod area where tree was removed at a homeowner location on Watercourse drive. Homeowner will be contacted.**
 - b. Calls from Homeowners – None in October**
 - c. Other - None**

- 3. Treasurer Report – Tom Chew**
 - a. Delinquency Report / Actions – No delinquency for the month of October**
 - b. Income and Expense Statement Review – Tom reviewed final expenses for September 2013 and projected expenses for October 2013.**
 - c. Tom recommended moving \$100.000 from PNC Bank to First Merit for reserve fund in order to obtain an higher interest rate. Bob Beres moved and Paul Merkle seconded the move of the funds. Trustees approved.**
 - d. One homeowner transfer occurred in October for an existing home.**
- 4. Design Committee Items – Paul Merkle**
 - a. Open Items**
 - i. Homeowner Design Requests – One Homeowner on Watercourse drive submitted multiple plans for changes to the outside / back of their home. Windows and deck will be changed. DRC approved.**
- 5. Old Business**
 - a. Homeowner Complaints / Inquiries - none**
 - b. Master Association Update – Ted Lesiak- No update from the Master Association**
 - i. Sewer Drain Repair - Phase 1 of the repair has been completed. Expect that further repairs will not be done until spring 2014.**
 - c. Homeowner Communications**
- 6. New Business**
- 7. Next Meeting – November 25, 2013 – 7:00 PM (At Tom Chews)**
- 8. Adjournment**