

MINUTES FOR DECEMBER 14, 2016

I. CALL TO ORDER ORDER/ATTENDANCE

John Klein - Vice President, called the meeting to order at 7:04 p.m.

Ted Lesiak – President – absent

Janine Nolan - present

John Klein – Vice President - present

Matt Richardson - present

Tom Birch – Treasurer – present

Ken Schoen - present

Sharon Borszcz – Secretary - present

II. RECOGNITION OF GUESTS AND VISITORS

Ron Bakeman and Bob Beres, residents of Country Lakes and representing the Country Lakes HOA, presented a Country Lakes proposal to transfer green space around the exterior ring of Country Lakes starting at the entrance to Country Lakes and the 17th tee box, around the lake to the 12th green and 13th hole, 14th fairway, 14th green, 15th tee box, 15th fairway to the 15th green, stopping back at the entrance. They presented a map explaining this area and the need for maintenance. There would be an easement and access to the dam area by the 13th hole for routine maintenance of the dam. There was discussion with board members questioning the Master Association retaining its needed percentage of green space. Both the Master board and the Country Lakes board will further investigate this request. No action was taken.

A second resident requesting to speak did not attend.

III. APPROVAL OF MINUTES

Minutes of the November 16, 2016, meeting had been sent electronically to the board members. Richardson moved to approve. Nolan seconded. Minutes were unanimously approved. The minutes will be posted on the website.

IV. FINANCIAL REPORT

Tom Birch distributed the financial statement 2016 TOTAL BUDGET and a Statement of Bank Activity for November 16, 2016, to December 14, 2016. Birch had electronically sent these statements to the board for their examination. The board discussed November and early December expenses. Some board members had not received these reports; therefore, the report will be electronically approved. Proposed Budget for 2017 was discussed. It will also be approved electronically. It will be mailed with the 2017 Invoice and HOA letter/Quick Covenants reference to all homeowners.

V. LEGAL REPORT

There was no report.

VI. COMMITTEES

Club Liaison – Klein will work with the club for their payment of half the cost of the dam repairs.

Community Activities - Nolan reported a Holiday card have been sent to all homeowners for a free appetizer at the club. She is working on ideas for Jan. and Feb.

Covenant – No report.

DRC – Susan Klein electronically submitted the DRC LOG. A swing set request was submitted. It will be sent back to the resident for further information needed.

Evergreen Land Development/Declarant – No report.

Lake Management – The contract has not been received for 2017. Tuchek will check on it.

Local Government – No report.

Welcome Basket – Borszcz reported 6 baskets were delivered.

VII. OLD BUSINESS

a. Richardson reported the cost of refinishing the cul-de-sacs will be sent electronically to the board members for approval.

b. It was reported that the memorial marker is still being investigated

c. Schoen will investigate the placement and cost of installing several light posts at intersections for safety purpose.

VIII. NEW BUSINESS

a. Year end letter / Quick Covenant Reference / 2017 Invoice / 2017 Budget are ready and will be mailed early in January 2017.

b. Borszcz moved to give a holiday check for \$250 to our trash service man and gift baskets to the Montville Township Police Dept., Zoning Dept. and Service Dept. Noland seconded. This action was unanimously approved.

c. Lesiak had requested the January HOA Board meeting be held January 11th. All board members who will be attending approved.

IX. ADJOURNMENT

Richardson moved to adjourn at 9:07 p.m. Klein seconded. Meeting was adjourned at 9:07p.m.

PLEASE NOTE

THE NEXT HOA BOARD MEETING WILL BE JANUARY 11, 2017

AT THE CLUBHOUSE AT 7:00 P.M. ALL HOMEOWNERS ARE WELCOME!