

Country Lake Estates Homeowners Association

AGENDA – BOARD OF DIRECTORS MEETING

Date: **November 14, 2024**

Time: 7:06 p.m. – Board Meeting

Place: Athens Library

I. Call to Order

II. Roll Call of Officers/Establishment of Quorum

III. Approval of Meeting Minutes – October 16th, 2024

IV. Reports

A. Treasurer's Report

V. Current/Unfinished Business

A. Dredging Project & Overflow Pipe

B. Lake Management Plan

i. Preventative treatment plan for both lakes for 2025

C. Aerator Repairs

D. Community Clean Up

VI. New Business

E. Christmas Lights Decorating Contest & Light Tour Event

VII. Open Forum

VIII. Adjournment

Country Lake Estates Homeowners Association

MINUTES – BOARD OF DIRECTORS MEETING

Date: **November 14, 2024**

Place: Athens Library

Call to Order: Maddie Morgan called the meeting to order at 7:07pm.

Directors in Attendance: Maddie Morgan – President, Ryan Danaher – Vice President

Members present per Sign In sheet: Darren Humphres, Karen Aiken, Steve Lott, Greg Green, Terry Green, Anthony Herr

Adoption of Agenda:

There were no objections to the agenda, and it is accepted by unanimous consent.

Old Business

Dredging Project & Overflow Pipe:

- There are no major updates on this project. We are still waiting for a quote from Jeremy Cassens. He was planning to check with farmers in the area and find out if there is someone willing to take the dredged material. If we can find a field large enough and close enough, the costs could be cut down immensely. He stated that we would need acreage equivalent to the acreage of the area being dredged and it would need to be able to be raised 3-5 feet.
- Maddie Morgan contacted Tony Ingram regarding farm ground/land that he has. However, he doesn't have any ground that would be suitable.
- Steve Lott has been in contact with Brandon Keppler and has a meeting with him November 15th. Multiple options regarding the dredging plan were discussed and Steve will communicate all options with Brandon.

Lake Management Plan:

- We will touch on this after we get quotes with specific plans for the dredging project because we won't treat both lakes if the small lake is going to be drained.
- Greg Green stated that it would be pointless to treat the small lake before the overflow pipe is fixed.

Aerator Repairs:

- Steve Lott volunteered to look at the aerator and was able to determine that the motor needed fixed so he has taken care of the whole process. The motors are currently at First Electric Motor Shop in Springfield being repaired.

Community Clean Up:

- The Community Clean Up day was successful. Thank you to Steve Lott, Jayme Sarff, Billy Walters, Fletcher Morgan, and Ryan Danaher for cleaning up the big dam and starting on the easement behind Grist Mill. There is still some brush that needs to be cleaned up and burnt. Jayme Sarff has volunteered to use his skid steer to clear the tall brush out quicker. We will continue to do this every year and hope to see more volunteers.

New Business

Christmas Lights Decorating Contest & Light Tour Event:

- Maddie Morgan questioned whether to continue this contest and event. There were no objections, so the event will continue.
- 12/15 is the tentative date for the Light Tour Event.

Adjournment:

Motion to adjourn meeting at 8:05 carried.