Country Lake Estates Homeowners Association

AGENDA – BOARD OF DIRECTORS MEETING

Date: **February 8, 2025**

Time: 9:30 a.m. - Regular Board Meeting

Place: Athens Library

I. Call to Order

II. Roll Call of Officers/Establishment of Quorum

III. Adoption of Agenda

IV. Reports

Secretary

- Approval of 11/14/24 Meeting Minutes

Treasurer

- Finance Reports
- Edward Jones
- Bills Payable

V. Current/Unfinished Business

Dredging Project & Overflow Pipe

Lake Management Plan

Aerator Repairs

VI. New Business

Maintenance

- Seasonal Mowing
- Clean Up and Beautification
- Lake One
- Sign Installation

Master Calendar

- February-May
- Event Ideas

Communication & Website

- Newsletters and Mailings
- Website

VII. Open Forum

VIII. Adjournment

Country Lake Estates Homeowners Association

MINUTES – BOARD OF DIRECTORS MEETING

Date: **February 8, 2025**
Time: 9:30 a.m. - Regular Board Meeting
Place: Athens Library

Call to Order: Maddie Morgan called the meeting to order at 9:32am.

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

Members in Attendance per Sign In Sheet: Darrell Pollock, Tom Kirkpatrick, Chad Schloeman, Karen Aiken, Mike Johnson, Vita Johnson, Greg Green, Jocelyn Herr, Anthony Herr, Terry Green, Jeff Brock, Darren Humphres, Chris White, Diane McCormick, Mike McCormick, Deb Walsh, Tom Walsh

Adoption of Agenda:
Maddie Morgan asked if there are any changes to the agenda. Hearing none, the agenda is approved by unanimous consent.

<u>Reports:</u>

Secretary

- **Approval of 11/14/24 Meeting Minutes –**
  Maddie Morgan asked if there are any changes to the 11/14/24 Meeting Minutes. Hearing none, Maddie Morgan moved to approve the November 14, 2024 Minutes. Ryan Danaher seconded the motion. Motion carried.
  2024 Annual Meeting Minutes –
  Will not be approved until 2025 Annual Meeting. Maddie Morgan moved to accept Darren Humphre's offer to be on the board that was extended at the Annual Meeting 11/14/24. Chris Smith seconded the motion. Motion carried.

Treasurer

- **Finance Report**
  Maddie Morgan presented the Finance Report for 2024. This was not done at the Annual Meeting because we didn't have access to the records at the time.

  Maddie Morgan presented a monthly financial statement for January. There are two Ameren payments for January because December was paid late. We received the finances from the previous treasurer later than expected and then had issues getting the signature card at the bank finalized. Therefore, getting two signatures on the check proved to be difficult. She discussed that there were a couple issues with the finances and resulted in late fees and extra charges for late filing of taxes. Everything is in order now so moving forward, we shouldn't have any issues.

  These records are available to any member and will be uploaded to the CLE website under Member Resources for reference.

- **Edward Jones**
  There is an $8000 CD due, so we have the option to reinvest that money or pull it out without penalties. There is another CD that is due in 2026. It was bought at 4.4% which is higher than normal CD rates. Edward Jones mentioned that there is a way to sell this CD off and receive the $8000 without penalty. The interest both CD's accrued was invested into mutual funds and can be pulled out at any time. The total interest is $2379.35. The total of both CD's and interest is $18,379.35.

  Greg Green mentioned that Alliance Bank currently has CD rates around 4%. The terms are nice because they allow the money to be removed at any time with a small penalty of the 1 month interest.

Maddie Morgan will check with Alliance to see what options are available. There is a possibility that we could use the $8,000 that is due from Edward Jones to contribute to a large project.

- **Bills Payable**
  Maddie Morgan discussed the Ameren bill and explained that it is possible to pay it by phone. It would be more convenient and there wouldn't be any loss of records. She suggested that we start paying by phone.

  Maddie Morgan asked if anyone is opposed to payment by phone for Ameren. Hearing none, the suggestion is approved by unanimous consent.

Current/Unfinished Business:

Dredging Project & Overflow Pipe
Jeremy Cassens quoted $418,000 for a full clean out and replacement of the overflow pipe. After discussion about CLE budget and situation, he stated that he could look at his quote again and see if there are any costs he could cut, but if our budget was any less than $200,000, he wouldn't be able to help us.

Brandon Keppler has provided a quote of $90,000 for a full cleaning out of Lake Two + removal and replacement of the overflow pipe. He has a different approach to the project. He suggested placing the dredged material and placing it around the outside bank to restore them to where they were originally and possibly increasing the size of yards in some spots. He will come to a meeting to discuss and explain in depth.

EcoSilt provided a quote of $54,345.90 for mechanical dredging of the small lake. He phased the project and started with removal in two fingers. There are a lot of factors in the quote that would affect the total cost – geotextile bags vs pumping the dredged material to an open field, doing the fingers vs full clean out, etc. It was previously mentioned and discussed again that dredging the fingers first could result in all the sediment from the main body filling the newly dredged portions. This quote does not include replacement of the overflow pipe, so that would result in another cost.

-Vita Johnson voiced concerns about the smell this would cause. -Mike Johnson doesn't agree that placing the dredged material on the banks would work because there will be too much. He heard that we would need to remove over 10,000 tandem loads. -Greg Green mentioned that he thought it would be a good idea to build a silt dam with the dredged material on the easement behind Grist Mill. -Darrell Pollock wants to know who is going to pay for the project because he doesn't use or benefit from the small lake. Chris White pointed out that the small lake benefits the big lake. Lake Two was built to keep the silt out of Lake One. Lake One would be in bad condition if Lake Two wasn't present. Mike McCormick mentioned that the dredged material may be considered hazardous waste and may not be able to be "disposed of" on open lots. Maddie Morgan and Ryan Danaher acknowledged all comments and stated that a decision was not going to be made today. Quotes were obtained so they were presented. All homeowners that live on Lake Two water will be contacted for a special meeting to discuss the project and make further decisions.

Lake Management Plan
Maddie Morgan has been in contact with Brandon Harris. He is an Aquatic Nuisance Species Specialist with Illinois River Biological Station. We will find out if we can do a water quality test to determine what chemicals need to be added and what the best treatment plan would be. Darrell Pollock stated that having volunteers spray the lake is not a good idea. We need to hire a professional. Maddie Morgan made mention of the quotes that were obtained in previous years from Aquatic Control. It was nearly $20,000 for both lakes to be treated.

Aerator Repairs
Steve Lott was previously handling all repair information. First Electric Repair Shop told him the pond motor is burnt past repair so we will need to order a new motor.

Darren Humphres thinks something happened during initial installation of that aerator because it has required maintenance many times and it was recently installed by Neiman Brothers.

New Business

Maintenance

- **Seasonal Mowing**
  Jacqueline & Abbigail Stuebs are members of CLE and they own JAR Landscaping. They volunteered their time and services last year to complete all mowing at the boat ramp. They have volunteered to do this again for 2025. Maddie Morgan asked if there were any objections to this offer. Hearing no objections or suggestions, this offer is approved by unanimous consent.

  Darren Humphres suggested getting a sign to advertise and acknowledge their generous donation of time and services. Maddie Morgan will look into options. Jocelyn Herr said she has connections at Capital Blue Print and could probably help get a good deal.

- **Clean Up and Beautification**
  Maddie Morgan suggested that we continue scheduling clean up days to focus on all problematic areas. These days not only allow jobs to get completed without hiring someone, but it's also a way for the community to come together. There is an overgrown area off Wilson that needs cleared and the area next to the easement behind Grist Mill needs to be finished. Darrell Pollock suggested that volunteers are great, but sometimes we just need to pay for it to be done. Jocelyn Herr said she likes the idea and thinks Spring, Summer and Fall clean up days would be a good idea.

- **Lake One**
  Maddie Morgan asked what issues we see with Lake Two and mentioned that there was talk of the overflow pipe on the big lake. Darren Humphres said that there had been a small, very slow leak in it but it wouldn't hurt to have it looked at. Maddie Morgan will contact Brandon Keppler to have him check it out and find out how much repair/replacement would cost.

Master Calendar

- **February-May**
  Maddie Morgan asked if the Easter Egg Hunt was something that should continue. Multiple members said they thought it was a good idea and enjoyed it so we will continue. A tentative date of April 12, 2025, was discussed. Jocelyn Herr suggested that we could contact Jamye Sarff to find out if we could extend the egg hunt into his backyard and said she wouldn't have an issue with us using her backyard, which is next to Jayme. Maddie will determine if we do need more space and reach out to Jayme if we need to. Donations for the candy were discussed, and we can make that happen.

  Monthly meetings vs quarterly meetings were discussed, and it was decided that quarterly meetings would be better. The board members will work together to schedule future meetings so the dates can be sent out all at once ahead of time instead of scheduling month to month.

  Chris White suggested piggy-backing the Easter Egg Hunt with a Community Workday to include those who wouldn't have any interest in the Egg Hunt. Maddie Morgan will work on getting that organized.

- **Event Ideas**
  Maddie Morgan asked for thoughts regarding an Easter Egg Drop as a fundraiser to fund future events. The Easter Egg Drop order would include an Easter egg hunt delivered to front yards with the selected number of eggs ordered and a letter from the Easter Bunny for the kids.

Communication & Website

- **Newsletters & Mailings**
  There were some issues with hand delivering the dues statements and letters. Maddie Morgan asked if anyone sees an issue with delivering to the door using plastic door hanger bags. While this makes delivery more time-consuming and

not as convenient, it is the best option that allows the board to create better communication and more transparency with everything happening because paying $110 every time we need to send something is not feasible.

Email communication was discussed and Maddie Morgan mentioned that there was an Electronic Consent Form that is available on the website. This needs to be completed for members to receive required notifications and updates electronically. Mike Johnson said consent isn't required.

- **Website**
  There was a change in the web address because we switched to a different website provider. We were previously paying around $250 annually. We were able to get the domain and website for under $450 for a 3-year period. Maddie Morgan confirmed that the price after the 3-year period will be similar to what we were paying previously and wouldn't be excessively expensive. The new platform has more options available as well.

<u>Open Forum</u>

Jeff Brock stated that if we are going to abide by the Illinois Statute listed in the letter, then it needs to be followed accurately.
Mike & Vita Johnson brought forward concerns regarding the validity of the letter sent to all members and the dues increase. They stated it is their opinion that the covenants & by-laws supersede Illinois Law. They requested a letter from an attorney.
Chris White suggested that the dues increase should have been done after more communication and discussion with the members. It is his opinion that the Illinois Common Interest Community Association Act is "Chicago Law" and seems like something that doesn't apply to our small homeowner's association.

<u>Adjournment</u>

Darren Humphres moved and Maddie Morgan seconded to adjourn the meeting at 11:59am.