Country Lake Estates Homeowners Association

MINUTES – BOARD OF DIRECTORS MEETING

Date: **March 29, 2026**

Time: 2:00 p.m. - Regular Board Meeting

Place: CLE Boat Ramp

Call to Order: Maddie Morgan called the meeting to order at 2:02 p.m.

Directors in Attendance: Maddie Morgan, Darren Humphres

Members in Attendance per Sign In Sheet: Jeff Stott, Richard Mann, Greg Green, Terry Green, Janice Meister, Colleen Sanders, Bri Holmes, Vita Johnson, Mike Johnson, Jeff Brock, Lauren Donovan, Justin Donovan, Jim Hale, Dave Hemberger, Sharon Hemberger, Sara Dunkel, Curtis Dion, Deb Walsh, Mark Becker, Kathy Becker, Jocelyn Herr, Anthony Herr, Ryan Danaher, Jessica Dick, Jason Dick, Keith Kinney, Michelle Kinney

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 2/8/25 Meeting Minutes –**
  Maddie Morgan asked if there are any changes to the 11/14/24 Meeting Minutes. Vita Johnson said there needed to be something added stating that the Johnson's requested a letter from an attorney.

Treasurer

- **Finance Report**
  Maddie Morgan stated that all financial reports are now available on our website. There are monthly reports along with annual reports. The 2025 Annual Report was presented to anyone that wished to view. There is currently $54,942.35 in the bank account prior to the March Ameren bill.

<u>Current/Unfinished Business:</u>

- **Dues Increase**

Maddie Morgan stated that we are currently waiting for a letter from the attorney. She stated that she understands increases can be frustrating. Some of the feedback has been about the amount and some is how the changes have transpired. To make sure everything is handled correctly, there will be a short extension to the dues deadline. Darren Humphres stated that the deadline will now be May 1st to allow time for the letter from the attorney. Michelle Kinney asked when the dues deadline for upcoming years would be. She stated she doesn't think people care when it is, but there should be a set date.

- **Dredging Project & Overflow Pipe**

Maddie Morgan stated that we have previously obtained quotes for the Dredging project, but we will not move forward until the dues increase letter is received from the attorney. A meeting for the homeowners on the small lake water will be scheduled as soon as we are able to move forward.

- **Lake Management Plan**

Maddie Morgan stated that treatment of the small lake will be dependent on the dredging project. We won't fully treat the small lake if it will be dredged sooner than later. Spot treatment for the big lake was previously done by Steve Lott as needed. Maddie asked for any thoughts regarding treatment this year. Unanimous decision to spot treat as needed again as it has previously worked fine in the past. Maddie will check with Steve to see if he is willing to do the treatment again. Keith

Kinney stated that the duckweed needs to be sprayed early so it doesn't get out of control. Darren Humphres stated we should treat the small lake for duckweed even if we're going to dredge. Greg Green volunteered to apply the leftover Diquat to keep the duckweed under control.

New Business

Maintenance

- **Seasonal Mowing**
  Maddie Morgan stated that Jacqueline & Abbigail Stuebs are members of CLE and they own JAR Landscaping. They volunteered their time and services for the last two years to complete all mowing at the boat ramp. They have volunteered to do this again for 2026. Maddie Morgan asked if there were any objections to this offer. Hearing no objections or suggestions, this offer is approved by unanimous consent. Michelle Kinney asked if this offer was just for the boat ramp or for the small dam as well. Maddie Morgan stated that they didn't always complete the small dam, so she will confirm. Greg Green stated that he has been keeping up on weed eating the slopes of the small dam and Pete Deane mows the top. They will continue to do this to keep the small dam cleaned.

- **Election**
  Maddie Morgan stated that an election will have to be held this year for new board members because her term is up November 2026. Darren Humphres suggested that we have an "interim board member" hold the third seat until that election. Bri Holmes volunteered to fill that spot. Jocelyn Herr asked whether she should wait until October to express interest or if that should be done now. Darren Humphres stated that when the time came for election, she could volunteer then. The information will be posted and communicated prior to the actual election. Maddie Morgan clarified that there would only be an election if there was more than one candidate willing to take the position.

Open Forum

Michelle Kinney asked if the covenants were still valid or if they were expired. She mentioned that Maddie previously said they weren't valid. Maddie Morgan confirmed that she had questioned the validity of the covenants, but Michelle emailed the previous attorney, Jason Germeraad, and he stated they were valid. Maddie did bring the covenants issue up to the new attorney. That is another issue that will be discussed after we receive the letter from the attorney regarding the dues increase. For now, there is no indication that the covenants are not valid and they're still being used.

Jeff Brock asked how the IL act allowed us to change the dues if we still have covenants. Maddie Morgan explained that the statutes have specific guidelines that are not in the covenants. The statute states that 20% of the members can put together a petition within 14 days of the board action. She stated she obviously doesn't explain the legal terms well and that is why we are getting a letter from the attorney.

Justin Donovan asked about the covenants not having the guidelines that are in the statutes and how they can just be inserted. Michelle Kinney stated that the changes were allowed to be made because there was a budget in place.

Michelle Kinney asked for the balance of the Edward Jones account. Maddie Morgan stated that she thought the reps had changed and she stopped receiving the statements in PO Box. The last balance she remembered was around $18,840. She will contact Edward Jones to get the information. There is a balance available for withdrawal, but no decision has been made whether to pull it out or to reinvest because there was previous discussion on whether the money should be used for the dredging/overflow pipe project.

Vita Johnson stated that they don't use Facebook, so they don't see any of the communications on there. She suggested having signs for the meetings at the entrances. Michelle Kinney agreed that it would be a good idea.

Lauren Donovan suggested adding a QR code to the signs to scan for the website.

Jason Dick asked when the next meeting was and suggested scheduling it. Darren Humphres confirmed that we will get one scheduled for mid-May.

Janice Meister asked if there could be a mass email set up for communication because she doesn't always use Facebook. Maddie Morgan agreed that it was a good idea and will work on getting it set up since she has more email addresses now.

Michelle Kinney asked about the boat stickers and how to obtain them. Maddie Morgan stated that she realized she didn't put the boat sticker information in with the dues statements when everything was mailed. She will upload the information to the Facebook page and send the form through email.

<u>Adjournment</u>

Darren Humphres moved and Maddie Morgan seconded to adjourn the meeting at 2:48pm.