

Meeting Minutes
Country Towne Property Owners Association
April 3, 2018

www.countrytowne.org

An open meeting of the Country Towne Property Owners Association was held on Tuesday, April 3, 2018 at the Warren Township Center.

All Board members were present (Sandy Warren, John Briggs, Carolyn Anderson, Jeff Kaufman, Nick Penesis and Rich Sebben). Doug Van Treeck has asked to be removed from the board due to ongoing health issues. Approximately 10 homeowners were present.

Revised fencing covenant. The President opened the meeting with a reminder about the new fence covenant that now allows aluminum or wrought iron in addition to the original wood fencing. Note was made of the fact that cyclone fencing or vinyl is not allowed. The revised fencing covenant is posted on the Association website.

Budget update. The Treasurer provided the following financial status for the HOA:

- 1) 22 homeowners are delinquent on their dues that were due by March 31, 2018; secondary notices will go out the week of April 9.
- 2) The Association savings account has \$5,100 in it.
- 3) The Association checking account has \$18,837 in it.
- 4) The landscaper for the common areas has given Countrytowne a price guarantee for the next two years (and has only raised his fees once in the last five years).
- 5) The Association will try to collect back dues owed from the two foreclosures in the subdivision, both of which were recently sold by their banks.

Proposed roofing covenant change. A homeowner had contacted the Board with respect to whether they could put a new roof on their home of a material other than cedar shake. The Board agreed to look into the matter and Dan Kuntz of Cedar Roofing Company (CRC) in Lake Forest made a presentation to the group on his company's offerings of:

- 1) Cedar shake by CRC (sample provided at meeting)
- 2) Synthetic cedar shake. Brands by (samples of all 3 at meeting):
 - a. DaVinci Roofscapes (www.davinciroofscapes.com)
 - b. Brava Roof Tile (www.bravarooftile.com)
 - c. Euroshield Roofing (www.euroshieldroofing.com)

Communications with homeowners. Several homeowners requested that the Board do more to notify homeowners of upcoming meetings, changes in covenants, or other information that they may find useful. Homeowners are not going to the website; some are seeing items via the subdivision's page on Next Door; and a few via the Facebook page.

Solicitation for new Board members.

Action items from the meeting:

- 1) Board will draft up a survey to be mailed to all homeowners regarding their opinion on a proposed change in the roofing covenant to allow other than cedar shake, and if so, what material would be preferred. We will give homeowners two months from date of mailing to respond. Survey will also ask for the homeowner's email address, with the objective of developing an email list to promote better communication.