

Country Club Hills/Twin Lakes Neighborhood Association Meeting Minutes
Date: February 2, 2026 **Location: Bath Township Hall, 2880 Ada Rd., Lima, OH**

Welcome and Call to Order: Attending: Craig Kohli, Kathy Bifulco, Becky Butterfield, Dawn Iliames, Wade Long

Secretary's Report: Note the name correction in the November 17, 2025 Minutes, that the name of the person that looked into the lights issue at the Devonshire entryway is Barry Swallow.

– Kathy moved to approve the Minutes for the November 17, 2025 meeting. Dawn 2nd. Motion passed.

Treasurer's Report: As of 12/31/25 the checking account balance was \$2,582.09. The savings account balance was \$807.30. That started the year with a balance of \$3,389.39. There were 218 dues-paying households for the year 2025. As of 2/1/26 there were 81 dues-paying households, which is down from 100 last year at that time. Please encourage neighbors to participate.

– We have received an additional \$75 from the courts towards the damage by Sara Mason's car in the Valley Way Park.

– With all considerations of incomes and expenses, the proposed budget for the year is \$9,100.

– Craig moved to increase the annual Neighborhood Association dues by \$5, making them \$25/year. Dawn 2nd. Motion passed.

– Wade moved to approve by acclamation the Treasurer's Report of 2/2/26. Becky 2nd. Motion passed.

Insurance Policy Renewal: Liberty Mutual Insurance. The annual insurance payment has increased by \$13. Craig moved to approve the 2026 quote for insurance from Mel Butterfield & Son Insurance Agency. Wade 2nd. Motion passed.

Trustees Elections 2026: Trustees Jodi Cartagena, Dawn Iliames and Craig Kohli were approved by acclamation to new terms as CCHTL Neighborhood Association Board Members. Kathy moved to nominate Craig for President. Becky 2nd.

President Craig Kohli, Treasurer Kathy Bifulco and Secretary Becky Butterfield were approved as officers by acclamation.

Basketball Court: A draft of the agreement for the installation and maintenance of a half-court basketball court at the CCHTL Greenspace has been drawn up. The agreement is between The CCHTL Neighborhood Association, Kami Wilkerson and Janel Hollar. The cost of materials, labor and ground repair during construction are the responsibility of Kami and Janel. Ownership, liability insurance, maintenance and repair of the court and equipment (pole, rim and net) and entrance signage will be the sole responsibility of the CCHTL Neighborhood Association.

– Upon CCHTL Neighborhood Association's signing of the contract with Oleson's Concrete Construction, funds for the total cost of the project will be put in escrow with a third party, agreeable to Kami and Janel. Upon completion of the work to the satisfaction of both parties, the funds will be disbursed to the CCHTL Neighborhood Association who will pay Oleson's Concrete Construction.

– A written Documentation of Donation from the CCHTL Neighborhood Association will state that donated funds, including possible grants, "can only be used towards expenses associated with the Basketball Court at the CCHTL Greenspace". Written acknowledgement will be given to

Kami/Janel of any amount of donations received and a written receipt from the CCHTL Neighborhood Association for cash donations will be provided.

Drainage Ditch – Storm Drain Repair: A ditch behind houses from 513 to 517 Sunnymeade is deep and has a lot of weeds. A drainage tile runs the length of the ditch. Andy Campbell of Campbell Sanitary says there is a break in an underground pipe. He says that it needs to be dug up, a new pipe placed and filled in with dirt. Cost estimate for material and labor is \$7,250. Several houses drain into it and benefit from it. Craig will send letters to let neighbors know about it and ask if they want to go in on the cost of repairs. The Township and County don't own it. The Neighborhood Association will not pay for it.

2026 Committees:

a.) Membership: Craig Kohli, chairperson – Craig will put signs up at the entrances regarding Neighborhood Association dues when the ground is ok to place them. We are asking neighbors to pay by March 27.

b.) Neighborhood Activities and Events: (vacant)

— Christmas Decorating Contest: Heather Gaus – The contest was a great success! Congratulations to the winners. Award signs were placed in front yards. Thanks to Heather Gaus for organizing the event, to the judges and especially to the prize sponsors. Thank you to all who participated in lighting up our neighborhood!

*1st place - 104 Valley Way, George & Janelle Heise - \$100 gift card - cash - sponsored by Craig Kohli, Berkshire Hathaway Pro Realty

*2nd place - 211 Devonshire Dr., John & Melissa Shaw - \$50 gift card - Good Foods/Beer Barrel - sponsored by Heather Gaus, Cowan Realty

*3rd place - 108 Kensington Cir., Jeremy & Kristy Boyer - \$50 gift certificate - LaCharreada Restaurant - sponsored by Jodi Cartagena, CCR Realtors

*4th place - 940 Yorkshire Dr., Ali & Marla Davoudi - \$25 gift card - Tropical Smoothie Cafe - sponsored by Dawn Iames, CCR Realtors

*5th place - 725 Yorkshire Dr., John & Nancy Young - \$25 gift card - Tropical Smoothie Cafe - sponsored by Dawn Iames, CCR Realtors

*Honorable Mention - 860 Yorkshire Dr., Joe & Linda Rocca - \$25 gift card - Good Foods/Beer Barrel - sponsored by Ty and Paul Butterfield, Mel Butterfield & Son Insurance Agency

*Honorable Mention - 664 Yorkshire Dr., Sergio & Marcia Garcia - \$25 gift card - Good Foods/Beer Barrel - sponsored by Ty and Paul Butterfield, Mel Butterfield and Son Insurance Agency

– Christmas Decorating Contest 2026 date - December 13.

– Easter Egg Hunt 2025 - Jodi Cartagena, chairperson - Saturday, March 28 at 12:00 noon at Valley Way Park.

c.) Annual Garage Sale : (vacant) Craig, Wade, Kathy and Becky will organize it. Dates: Thursday, June 4, Friday, June 5 and Saturday, June 6.

d.) Park, Shelter House Maintenance and Entrances - Wade Long, chairperson - A contract was made with Jose Cartagena of Level Up Mowing in the amount of \$175 per mow of the Valley Way Park (\$150) and the Greenspace (\$25). Craig moved to approve the contract. Kathy 2nd. Motion passed.

e.) CCHTL Neighborhood Association Facebook Page - Jodi Cartagena and Heather Gaus - Suggestion made to put more on the Facebook page so more people use it.

f.) CCHTLNeighborhood Association Website www.cchtl.org - Craig Kohli, chairperson (Hayden Bader, Administrator) We're still having issues with getting the E-mail Blast going. Joe Gomez will try to help Hayden with it.

Neighborhood Concerns: There is a rash of cars and garages being broken into. Reminder to close/lock doors.

– Neighbors complain of trailers parked for long periods of time on Kensington Cir. and on Canyon Dr. They must have a license plate and be operational. The complaint is that they are not a good look for our neighborhood.

Hearing of the Public: NEXT MEETING: MONDAY, MARCH 23, 2026 AT 7 P.M. AT THE BATH TOWNSHIP HALL, 2880 ADA RD., (EAST DOOR). PLEASE ENCOURAGE NEIGHBORS TO ATTEND.

Adjournment: Meeting adjourned at 8:15 p.m. Minutes prepared by Becky Butterfield.