

# ***Country Hills Manor, Inc.*** *Ogden UT, 84403*

## **August 16, 2022 COUNTRY HILLS MANOR MANAGEMENT COMMITTEE**

**Present:** John Sabraw Chair; Jerry Berchtold, Ginger Hauser, Jim Ormsbee, Dennis Patterson, Debi Wallwork, Perry Willard, and Welch Randall Property Manager, Matt Mendenhall. The meeting was held at Ginger's house.

**CALL TO ORDER:** John called the meeting to order at 6:00 p.m.

**MINUTES: July 19, 2022: Action:** Jim made a motion to accept the Minutes, John seconded, all approved.

**FINANCIAL REPORT:** Matt reviewed the Balance, Annual Budget Comparison, and Delinquency forms.

**Delinquent accounts:** One of the units turned to collections has been paid in full, except for late fees which were waived by the committee. Matt will talk to the collection agency about this account. One other unit is in collections.

**Late fees on clubhouse rentals:** Two owners did not pay for the usage of the clubhouse, a third who used it twice has not paid. If they do not pay the fee, they will lose the right to "rent" the clubhouse and will be notified of such by WelchRandall Property Management.

**Landscaping costs & Legal fees:** These have exceeded the budget.

## **BUSINESS:**

**Landscaping Review:** All things considered, CHM looks pretty good.

**4070 S 895 E:** Short term rental issue. Unit has been put up for sale at \$375K.

**Building painting:** Shane bid on Building A for \$19.5K. Job could start in September.

**Action:** Ginger made a motion that the bid be awarded to Shane, Perry seconded and all approved.

**Culinary valves for all Buildings:** Shane will check all for proper functioning.

**Drain south of 883-40<sup>th</sup>:** This drain has been cleaned out.

**Swamp Cooler leak clubhouse:** Shane repaired and patched ceiling. Floor did have some damage.

**Swimming pools:** Debbi M has been doing a great job in closing the pools every night. Matt gave a \$200 Amazon Gift Card to Debbi as a thank-you for her work and the committee agreed wholeheartedly that she should receive another at end of season.

**Closure of pools:** The west pool will be closed Labor Day night. The clubhouse pool will be closed the night of September 11.

**Plastering/ of west pool: Action:** Perry made a motion to accept the Larson bid at a cost of \$36,315 re plastering the pool, Jerry seconded and all approved. There is \$30K allocated in the Reserve Budget for 2022, but costs have risen.

**Fall maintenance issues:** Matt indicated that the front porch "roof"/gutter was repaired on the unit at 3991 S 895 E. A board member asked Matt to have Shane prepare a list of fall maintenance issues.

**Newsletter items:** Discussion of pool closures, pool sandblasting and plastering of west pool. Painting of Building A. Recycle cans—please flatten boxes. Owners paint their own front porch railings.

**Painting porch and hand railings:** Perry said that a lot of the hand railings around the community are in dire need of a paint job. Ginger mentioned that porch railings have been installed by unit owners (mostly former owners) and that they are the owner's responsibility to paint. Perry said that he would paint the hand rails that are not on porches.

**Gramercy Xeriscape project:** Perry and Barry (US Lawns) have discussed the areas to be xeriscaped and work will begin soon. Perry said the rocks will be similar to those already installed in CHM.

**Fencing:** Perry wants a fence on the north end of the property to the north and west of 3920 Gramercy installed to separate CHM from Grandview Acres and to keep the rocks from ending up in the gutter, or the Grandview parking lot. It was decided to ask Shane to install a wooden fence.

**BOARD MEMBERS:**

**Dennis:** Said that two sprinklers in front of his place are not working.

**Open Drain:** Reported that he had written a letter to the editor of the *Standard* about an open drain at northeast corner of 40<sup>th</sup> and 925 East (large enough for children to crawl into – he has discouraged children from doing that). Within three days, Ogden City came and installed a drain cover! Thanks, Dennis.

**ADJOURNMENT:** John called the meeting at 6:53 p.m. The **NEXT MEETING WILL BE HELD ON TUESDAY, SEPTEMBER 20, 2022 AT 6:00 P.M. AT GINGER'S HOUSE.**

Respectfully submitted:

Ginger Hauser

Attachment: Financial statements dated 8/2022, Bids from Shane, Larsen Pool Plastering and Elite Blasting, LLC (pool epoxy)