

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

JANUARY 17, 2023: COUNTY 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

CALL TO ORDER: John called the meeting to order at 5:58 p.m.

MINUTES: November 15, 2022 - Action: Perry made a motion to accept the Minutes, Jim seconded, and all approved.

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

Delinquent accounts: One of the units has delinquent account over \$500 and owner has been in arrears frequently. **Action:** Ginger made the motion that the account be turned to collections, Perry seconded and all approved. Matt suggested that he give the owner notice, first, and if paid within a week, no action will be taken. Board approved. Matt will let them know that this account will be turned to collections (and a lien is automatically placed on the unit). A second unit has been turned to collections (see November 15, 2022 Minutes). The owner and family has not responded to phone calls, texts or regular mail notices.

Accounts over Budget at end of year: **Legal Services** due to lawsuit against Titan Siding. **Garbage Services** due to gasoline surcharge. **Insurance** due to price increase. **Pool Supplies** due to increased costs of chlorine and all chemicals. **Building Maintenance—Painting** since two buildings were painted rather than sided. (Capital Outlay budget has provided for siding). **Building Maintenance – gutters. Fence repairs. Snow Removal** (has previously been line itemed under Landscape Service), and **Pool plastering.**

Accounts under Budget at end of year: **Property Maintenance, Gas Service, and Siding Repairs** (court award)

Rough Draft of 2023 Budget: The budget was discussed, and the board decided to wait until final bids have been made on siding and roadwork before voting on acceptance of budget.

Caputo/4075 S 875 E Foundation Repair Bid: The Intermountain Foundation Repair, Inc. has finalized repairs on this basement at a cost of \$770.

Siding bids: Not finalized.

Seal coat bids: Matt is working with Eccles, Precision and Morgan companies to finalize bids.

West Pool replastered and winterized: Matt said all has been done and the west pool work has been finalized.

Burrows/912 E 4050 S: Unit owner has requested permission to install larger egress window well on north side. When plans are submitted, board will vote. Ginger indicated that the unit to the east of this one has a large egress window well on N side.

Rain Gutter issues on NW corner of community: The problem with leaves clogging these gutters was discussed and the board asked Matt to get bids on “leaf guard” type gutter covers for the east side of Building B.

Winter Parking Restrictions: Several cars had to be towed on 925 E. The signage is complete on this street re: no parking snow removal area. The two guest parking lots on 40th are another matter. The snow removal company moves the signs, doesn’t put them back and as a result cars are parked there (even though all unit owners have been provided with a plethora of Newsletter information and text and email notices that these are no parking areas.

Newsletter: Suggestions: dog poop; dog leashes; cats out at night; snow parking, Good Neighbor policy, contact board or management; elections—3 slots.

BOARD MEMBER TOPICS:

JOHN: Good neighbor policy.

PERRY: Asked Matt to have Shane examine stack on west pool pump house.

DEBI: Said that newly installed wooden fence had been hit.

GINGER: Asked that Matt ask the unit owner of 881 40th please limit the farming done on her property to low growing veggies, and no more corn stalks, please. Plus, it is not appropriate for them to put pots on the south side of the sidewalk that is not their limited common property.

DENNIS: Wanted to know if we pay “per push” for snow removal. Answer is no. He also brought up the 4-5 renters in 901 40th and their coming in for five minutes and leaving. It was suggested that he call Tip-a-Cop if there is a perceived problem. Matt said that the renters are Weber State hockey players.

ADJOURNMENT: John called the meeting at 6:58 p.m. The next meeting will be held on January 21, 2023, at the clubhouse.

Respectfully submitted:

Ginger Hauser

Attachment: Financial statements dated January 17, 2023, Draft 2023 Budget, 12-month income statement.