

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

*Note: February 21, 2023 meeting was not held due to snowstorm.*

## **February 28, 2023: COUNTY HILLS MANOR MANAGEMENT COMMITTEE**

**Present:** John Sabraw, Chair; Jerry Berchtold, Ginger Hauser, Jim Ormsbee, Dennis Patterson, Perry Willard, and Welch Randall Property Manager, Matt Mendenhall

**EXCUSED:** Debi Wallwork

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

**MINUTES: January 17, 2023 - Action:** Perry made a motion to accept the Minutes, Jerry 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 is in collections.

**Current accounts:** Matt reviewed Balance Sheet and January and February statement of accounts. We are currently in budget deficit (\$6,353) due to larger gas bills and insurance payments, though there is a good balance in the bank.

**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. The budget will be reworked (see below).

**Siding bids:** Not finalized, still waiting on one more bid. Siding costs have increased considerably, up close to 20% over two years ago.

**Seal coat bids:** Matt is working with Eccles, Precision and Morgan companies to finalize bids. Nothing was decided.

**Insurance Renewal:** Two bids were received. Insurance has increased in costs due to higher valuation of buildings and due to all the disaster claims being made around the country. After discussion, the committee chose to renew with our regular insurance agent, and Goldenwest, but with a different company, WCF. Increase is \$4000 more than last year. **Action:** Ginger made a motion to accept the WCF/Goldenwest contract, Perry seconded and all approved.

**Landscape Contract Renewal:** The committee approved renewing the contract with USLawns, though increase in costs. Everyone on the committee feels that USLawns has done a remarkable job with snow removal this year and that their lawn/landscape service last year was good. **Action:** Perry made a motion to accept USLawns bid, Jim seconded and all approved.

**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. Plans still need to be submitted.

**Rain Gutter and ice issues everywhere:** Matt reported on this problem. Very little can be done until snow melts,

**Rain Gutter issues on NW corner of community:** Matt received two bids on rain gutter and Leaf Guard for Buildings B and D. **Action:** Ginger made a motion to get the work done on these two building, Jerry seconded and all approved.

**Clubhouse Usage Clarification:** A unit owner requested usage of clubhouse for her book club, stating that she felt \$25/usage was too costly. The board reiterated the need to keep the cost the same.

**Newsletter:** Suggestions: dog poop in ice melt cans; snow parking; Waste Management “rules and regulations” for recycle; Dues increase (see below), Pet Registration.

**BOARD MEMBER TOPICS:**

**PERRY:** Had been informed there was **no TPO on a patio/carport roof**. Said he would check all this out come spring. **920 Country Hills Drive:** water is coming into carport in this unit and one to west. It will be checked out.

**GINGER:** Reworked the **proposed budget for 2023**, using the final budget costs from 2022 and realized the budget costs were almost \$40K over income. She said she felt the time has come that the board needs to raise dues by \$25 to keep up with inflation and to keep CHM a desirable place in which to live. The last time dues were raised was October 1, 2019. The committee felt this needs to be done. Ginger will rework the budget to use the bids that were approved tonight. **Action:** Ginger made a motion to raise dues \$25/month beginning June 1, 2023, Perry seconded and all approved.

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

Respectfully submitted:

Ginger Hauser

**Attachments:** Financial statements dated February 27, 2023, Bids from Siding Companies, Asphalt Companies, Insurance Companies and USLawn Landscaping Service