

COUNTRYSIDE HOMEOWNERS ASSOCIATION

ANNUAL HOMEOWNERS MEETING

JANUARY 24, 2023

The Annual Homeowners Meeting was held this year at the Murray City Library on Tuesday, January 24, 2023 at 6 pm. The Board Members present were Christopher Davis, Su Armitage, Jeannie Yerkovich, Gary Orton, Betty Petersen, and Brad Randall of Welch Randall Property Management.

There were 17 owners plus the 5 Board members present at the meeting.

Prior to the meeting Brad sent out an email notifying the owners of the date, time and place of the meeting. The agenda, financial summary, slides and proxy form were attached.

Christopher Davis welcomed the owners and went over the agenda for the meeting. Due to time limit Betty summarized the 2022 Annual Minutes (which are also online). The minutes were approved by Chris and seconded by Su.

Voting for New Candidates:

Brad explained the voting process. There are two open positions for a two-year term. Su and Chris are willing to serve again and are on the ballot. Brad asked if there were any nominations, and Najibullah Niazi was nominated by Tom. Each candidate had a chance to tell a little about themselves and why they would like to be on the board. Since there are not 50% of the owners present at the meeting, a special on-line meeting will be held within 48 hours to allow additional owners to vote. The votes tonight along with the votes at the special meeting will be counted by two non-board members.

Financials and 2023 Budget:

Jeannie discussed the Financial Summary for the end of 2022. As of 1/20/23 the total assets are \$105,106.47 with \$66,182.74 of that being in the reserves. She said that out of 87 owners only two owners were delinquent. Currently, there is only one owner still paying on the payment plan for the roof assessment. Jeannie then discussed the Income and Expense Summary. She explained why we were higher or lower on accounts from the budgeted to the actual year to date expenses. She continued to review the Reserve Expense Summary which totaled \$50,601.02. All these financial reports can be found on the Welch Randall website.

Roofing for the garages and pool house will not be done until 100% of the roof assessment is collected.

In considering the 2023 Budget, 2022 expenses and the 2020 Reserve Study recommendations to maintain the property were reviewed. With the rise of inflation and to cover all the expenses HOA fees were increased to \$290 a month beginning March 1, 2023. The increase was voted on and approved by the Board in the December budget meeting.

If insurance rates increase significantly when renewal time comes up, some projects may be held off until next year.

2022 Accomplishments:

Su reviewed the following list of accomplishments:

Pond improvements

Tree trimming of dead and low hanging branches

Sprinkler upgrade and repairs

Arranged fall cleanup sled dumpsters

Rain gutter repairs

Gutter cleaning

Started CC&R review
New windows in stackables and carpet shampooed
Fence post caps
Garbage vendor change
Completed community survey
Serviced fire extinguishers
Recycled/shredded historical documents stored in pool house
New pool vendor and maintenance
Added tennis court security light
Installed a camera to watch northeast dumpster
Completed entrance/south patch seal coat asphalt repair and some striping/slurry coat
Railroad ties
Repaired south stackable railing
40th year mid-year community meeting and birthday social

2023 Special Dates:

Gary presented the following dates:
Spring cleanup – mid April
Sprinklers turned on – May 1
Pool opening (projected) – Friday, May 26
Coordinate sled dumpsters – summer or fall
Pool closing – Tuesday, September 4
Fall cleanup – late October
Monthly meetings to continue on zoom
Walk throughs to continue with Brad and Board members

Other Board Items:

Chris presented the following Board changes and plans:
Continue visitor parking striping
Continue CC&R update
Continue stackable remodel
Fencing repairs
Welch Randall Etiquette
Welch Randall website and documents
Another Survey coming

Questions:

Insurance question on how the \$10,000 deductible worked. Person asked how it was determined if HOA paid or owner on a claim.

Comment on broken sprinklers that continue to leak. It was stated that if you saw something that is on-going that you should report it to Welch Randall so they can contact a repair person.

The meeting was adjourned at 7:30.

Addendum:

Since there were not enough owners present at the Annual Meeting to constitute a quorum, a follow up on-line meeting was held Friday, January 27, 2023, at 3:30 to allow additional owners to vote or

turn in a proxy. One owner and three board members joined in. The 2023 budget was ratified, and the meeting adjourned at 3:38.

On February 8, 2023, at 4:30 the votes were ratified by Linda Childs and Michele Atherton. Christopher Davis and Su Armitage were voted back on as board members.