

COUNTRYSIDE
FEBRUARY HOA BOARD MEETING
FEBRUARY 21, 2023

The HOA Board Meeting was held at 6:00 pm, Tuesday, February 21, 2023 at Gary Orton's home. In attendance were Christopher Davis, Gary Orton, Betty Petersen, Jeannie Yerkovich, and Su Armitage. Brad with Welch Randall joined in via zoom. The owners joined in on the community zoom call at 7:00 pm.

The next Board Meeting will be held on Thursday, March 23rd at 6 pm with the zoom at 7 pm, the community walk through is scheduled for Wednesday, March 8th at 3 pm, and the Board will continue to work on the CC&R update on March 9th.

It was voted on and approved by all Board members to keep the same positions. Chris/President, Su/Vice President, Jeannie/Treasurer, Gary/Community and Contractor Liaison, and Betty/Secretary.

As of February 21st, there are two owners that are 30-60 days delinquent, two owners 60-90 days delinquent and one owner still on the roof assessment payment plan which will need to be paid off by the end of this year or go to collections.

The Board voted to do another survey this year, probably after the CC&R update is finished.

Matt with Certa-Pro contacted Chris to let him know that they would be doing the warranty paint work this spring.

Chris is to get the list of pool maintenance items from Amy that need to be fixed so that Brad can get bids. E2 has a work order to fix the pool railing.

During the walk-through, Brad and Board members will look at buildings to determine which buildings are in need of painting and what order to paint them, cement/grinding, and fencing repairs.

Brad will get bids for pool, asphalt work, tree trimming and painting.

Zoom Meeting:

Chris welcomed everybody joining in on the 7:00 zoom part of the meeting. He told them what the Board member positions would be.

Brad informed them of the future meetings and the community walk through.

Jeannie reviewed the financials going over the Balance Sheet, the line items for the Income Statement of the Operating Income and Expenses. As of end of January, there was \$43,916 in checking, \$66,199 in savings for a total of \$110,115. Property maintenance is about \$9K over budget, sewer fees are also high, and snow removal is \$13,830 due to all the snowstorms that we have had this year. For a detailed review these financial sheets are posted on the Welch Randall website.

Items to be looked at during the walk through will be buildings needing painting, concrete grinding (for safety), railroad ties, fencing repair in the front area of the property, and trash area gates. Brad wants to get fresh bids so that it is more competitive. They will be checking for expired car license plates also.

Questions and Comments:

It was stated that there was a lack of people attending the annual meeting and voting. It was suggested more notices be mailed out and dropping off flyers at doors to inform the owners.

Randy said he had emailed Brad regarding his gutters, and that he had to clean his own gutters in back and that his gate was not locked.

He said that curbs should be sprayed for no parking as vehicles are blocking owners from backing out of carports and garages.

The meeting was adjourned at 7:30.