

**COUNTRYSIDE
SPECIAL BOARD MEETING
JUNE 29, 2023**

A Special Board Meeting was held at 6:00 pm, Thursday, June 29, 2023 at Su Armitage's home. In attendance were Christopher Davis, Betty Petersen, Jeannie Yerkovich, and Su Armitage. Brad with Welch Randall was on vacation and did not attend. The zoom meeting was not held.

There is not going to be a July Board meeting, the next Board Meeting will be held on Thursday, August 24th at 6 pm with the zoom meeting at 7 pm, and the Board will continue to work on the CC&R update on July 27th. The community walk through was not scheduled at this time.

During the last community walk through Troy Burford with Farmers Insurance joined the Board members. He pointed out safety hazards and liability issues.

The installation of transparent window film on the rear window of Unit #22 was voted on and approved by the Board.

Due to the resignation of Gary Orton in June, Brad had reached out to three owners who previously ran and asked them if they would like to be on the Board and if so to attend this meeting. The position would be for the end of Gary's term in January 2024. Catherine Mortimer and Michelle Atherton attended the meeting separately to introduce themselves, to tell us why they would like to be on the Board, and what skills and strengths they would bring. After they left, the Board discussed who they felt they would like to fill the position and Catherine Mortimer was voted on and approved.

Jeannie reviewed our financials. The roof invoice has not been paid yet. The insurance premiums have increased 12%. With the high cost of snow removal last season taking a big chunk out of our budget and the increase of property and earthquake insurance, it was voted on and approved to increase the HOA fees to \$325 a month beginning August 1, 2023.

Unit #70 is to go to collections on July 10th.

Columbia Pest Control came out on June 21st to spray bugs and reset the rat bait traps.

On the morning of June 29th Brad sent out an email of community updates regarding:

Board position change

Bug spraying done in June

May walk through with landscaper to address specific items

June walk through with insurance representative to address safety concerns, and to also look at trees for trimming, lighting, and uneven concrete

Jeannie sent out a to do/update list for Brad.

The meeting was adjourned at 8:30.

Addendum to meeting.

On July 1st an email from Najibullah Niazi was received stating that he would like to be on the Board and what he could do for the Board. Each Board member reviewed his email and stated that they would still like to go with Catherine.

After an email and text discussion with Brad on July 2, 2023, the Board voted to go with a 5% increase of \$305 instead of \$325 a month for HOA fees to cover the insurance increase.

On July 3rd Brad sent out an email stating the unforeseen costs that have put a strain on our budget and why there is an increase in HOA fees to \$305 a month beginning August 1, 2023. He said that there would not be any late fees charged during the change for people to update their auto pay.

On July 6th there was an email that Catherine accepted.

On Saturday, July 8th the Board did a community walk through with Catherine to bring her up to speed for the current concerns.