

**COUNTRYSIDE
MAY HOA BOARD MEETING
MAY 25, 2023**

The HOA Board Meeting was held at 6:00 pm, Thursday, May 25, 2023 at Gary Orton's home. In attendance were Christopher Davis, Gary Orton, Betty Petersen, Jeannie Yerkovich, Su Armitage, and Brad with Welch Randall. The owners joined in on the community zoom call at 7:00 pm.

The next Board Meeting will be held on Thursday, June 29th at 6 pm with the zoom at 7 pm, the community walk through is scheduled for Wednesday, June 21st at 3 pm, and the Board is scheduled June 15th to work on the CC&R update.

There was a section of concrete that was damaged and needed replacement at the deep end of the pool. This section of cement is where the ladder is connected. The contractor that we had scheduled to come out and repair it cancelled at the last minute. Brad was able to get P7 Concrete and Landscape scheduled for today (Thursday the 25th) to repair the concrete. He began the concrete cutting between 8 and 9:30 am and Brad notified residents by email on Wednesday. P7 Concrete was also able to repair the section of fence by the pool.

Roof Utah submitted the new bid of \$42,258 to finish the reroof of the garages and pool house.

Zoom Meeting:

Brad welcomed everybody joining in on the 7:00 zoom part of the meeting and turned it over to Chris. Chris informed them of the scheduled walk through and meetings. Brad said that the insurance adjuster was going to join them on the walk through to inform them of any safety hazards.

Brad reviewed the financials going over the Balance Sheet, the line items for the Income Statement of the Operating Income and Expenses. As of April 30th, there was \$52,364.94 in checking, \$66,202.57 in savings/reserves for a total of \$118,567.51. There are four owners that are delinquent, with 2 of those being 90 days over. Most monthly expenses are under or right on budget except snow removal which we knew would be over. March's snow removal was paid in April. We are in a slight negative for the year so far due mostly to the record snow season. No new projects were started yet so there have been no large payments made. For a detailed review these financial sheets are posted on the Welch Randall website.

Chris related the following:

Chris said that during the walk through in April with Beehive, they discussed landscaping issues and trimming bushes. He told them that we are still reviewing the CC&R's. He said the pool should be open Memorial Day. The railing in the deep end was reset in new concrete, and we are just waiting for it to dry. Chris said that there are potholes on the northwest side and northeast side that need to be repaired. The pond was cleaned out, the pumps installed, and it is looking great. The front flower bed was planted last weekend. He said during the walk through he noticed a lot of dog waste and would like owners to please cleanup after their dogs and keep them on leashes.

As of now the sprinklers are turned on twice a week manually. Please let Brad know if there are any issues.

Beehive is coming on Thursdays to do weekly maintenance.

Questions and Comments:

An owner made a comment that this was the third year that pool hasn't been opened the start of Memorial weekend. He said owners that didn't travel for the weekend would have liked to enjoy the pool. Brad informed him that we had a contractor, but he backed out, and that we were able to get the new contractor to repair the railing and cement this Thursday. Amy with CPO has been working all month to get the pool up and running.

He asked if the CC&Rs were being worked on. Jeannie said that they were.

He said that there was still a cat issue with a couple of cats roaming all over the community.

There were no more questions or comments.

Chris thanked everyone for joining in.

The meeting was adjourned at 7:40.

After the meeting the Board continued to discuss what was left of the budget funds to complete some of the projects due to snow removal being over budget. The Board voted to only do one-half of the garage reroof. We will let the contractor decide which garages are the worst and begin with those first. If other projects are not as costly, and funds are not needed for an emergency, we could continue with more garage roofs. Right now, tree trimming is a high priority because of safety.