

COUNTRYSIDE
APRIL HOA BOARD MEETING
APRIL 19, 2023

The HOA Board Meeting was held at 6:00 pm, Wednesday, April 19, 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, May 25th at 6 pm with the zoom at 7 pm, the community walk through is scheduled for Wednesday, May 17th at 3 pm, and the Board will continue to work on the CC&R update.

Following are the landscape bids that were received and discussed:

Beehive Landscaping: \$2,220/month - \$26,640/year

Go Pave Utah: \$6,240/month - \$74,880/year

Imagine Landscape: \$7,978/month - \$95,736/year

Jeannie calculated that we would have to increase the HOA fees to \$330-\$350 a month if we went with Imagine or Go Pave Utah. The Board voted to stay with Beehive.

Chris asked Brad what the progress was on Unit #1's pressure valve repair that affects the entire building. Brad said he would contact E2's subcontractor Pipe Pro to find out where they are at on the repair.

Brad sent a notice to Unit #70 on April 3, 2023 regarding the HOA fees and repair work. As of this date there has not been any response.

The Board voted to remove the tree on the side of Unit #66 which was ruined by excess snowfall and is now leaning over sidewalk which is a safety hazard.

Zoom Meeting:

Chris welcomed everybody joining in on the 7:00 zoom part of the meeting. He said during the walk-through concrete was the main issue that they looked at. He said that Brad had been working on getting multiple landscaping bids to review, and we will be getting the pool area working properly before opening.

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 March, there was \$46,820.51 in checking, \$66,201.57 in savings for a total of \$113,022.08, and a total operating income of \$26,755.66. We received \$500 in move-in fees. There are five owners that are delinquent, with 2 of those being 90 days over. Property maintenance is about \$9K over budget, sewer fees are also high due to rate increase, and snow removal is over budget due to a record snowfall season. Brad said that most communities are also over budget this year. Usually there are 10-15 pushes on average during the season, and this year there have been 30-35 pushes. Landscaping had charges for tree

limb cleanup from storms that is not included in the regular monthly maintenance. Roof/gutter repair was over budget. There were three units that had ice related issues work done in February and paid in March. Taxes were paid this month. For a detailed review these financial sheets are posted on the Welch Randall website.

Chris related the following:

The next walk-through we will have the landscaping company come along to discuss bushes that need trimming. The CC&R update is still being worked on. There is an underground valve issue that has a ground water leak in the common area east of the pool. We need an excavator to come and dig up the area to estimate the work to be done. The pool fence, dumpster fence and a few other fence areas need repair. Gary and Chris will start working on cleaning out the pond and installing the pumps for the fountains. Brad said he took pictures of trees and sent them to A Plus.

Brad said he has received a few questions regarding the possibility of the canal flooding. He doesn't anticipate the canal flooding. He said his company has sent out emails regarding contacts and resources for sandbags. Chris has looked at the storm drains for clogs. A few long-time owners told him they have never seen this area flood.

Chris said he has been in contact with the pool maintenance company. She is going to start the equipment up soon to see if there are any issues.

Questions and Comments:

The owner of Unit #45 asked about her garden tool shed approval which she would like in back patio. Brad said he would let her know as Board will discuss it after the meeting.

There were no more questions or comments.

Chris said it was a quick and efficient meeting and thanked everyone for joining in.

The meeting was adjourned at 7:23.

The Board voted yes to shed height for Unit #45.

The Board voted yes to install a tool shed in the RV parking to store shovels, rakes, ice melt etc.

The owner of Unit #20 would like the AC unit which belongs to Unit #19 removed from their back patio and installed in Unit #19's own patio area. This is not an HOA issue.