

COUNTRYSIDE
MARCH HOA BOARD MEETING
MARCH 23, 2023

The HOA Board Meeting was held at 6:00 pm, Thursday, March 23, 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 Wednesday, April 19th at 6 pm with the zoom at 7 pm, and the community walk through is scheduled for Wednesday, April 12th at 3 pm.

There are four owners that are delinquent in HOA fees, one owner still owes on the roof assessment payment plan, and a few owners are behind in the HOA fee increase.

The Board discussed Unit #70's water damage issue. Welch Randall Management Company said the owner did not follow the normal process. The owner was asked to get bids and submit them to the Board for approval. Brad had a contractor try to contact the owner. He tried to contact the owner numerous times to do an estimate, but the owner did not answer or return the phone calls. The owner got a company to repair the damage, sent photos, and then deducted the cost from their HOA fees which we do not do. Reimbursement would have been made by a check for a paper trail. The Board voted to have the owner make the HOA fee payments. Brad will write a letter pertaining to this and ask for a third party to review the damaged area and repair work for approval or not. If the HOA payments are not made, it will go to collections 90 days from this meeting date.

We should receive two or three landscape and snow removal bids next week. We have already received the bid from Beehive.

Logan with Roof Utah will get us a new bid for the pool house and garages as product and labor costs have changed.

Unit #1 has been having low water pressure due to a faulty PRV valve that affects the entire building. Brad will get a bid from E2.

Chris asked Brad if he contacted A Plus for the tree trimming bid. Brad said he had not yet but would, and that the bid is only good for 60 days so the work will need to be scheduled as soon as possible.

The fence around the pool needs to be repaired, and Brad will be getting a bid.

ZOOM:

Chris welcomed everybody joining in on the 7:00 zoom part of the meeting. He informed them of the future meeting and the community walk through.

Jeannie reviewed the financials going over the Balance Sheet and the line items for the Income Statement of the Operating Income and Expenses. We have a total of \$111,238 in checking and savings. The sewer expense was high again and snow removal is over budget due to record snow fall this season. Overall though we are doing ok. The check register had normal expenditures. For a detailed review these financial sheets are posted on the Welch Randall website.

Chris said that during the walk through they would be looking at concrete repair along with a map of the area to note the sections, they would also be looking at trees for trimming and get a bid so work can hopefully start before the leaves come out.

Chris said we are at the end of our landscaping contract. We have received one bid and expect two to three more next week.

He said that the CCR update is still being worked on, and hopefully it will be finished by the end of May.

We will try to get the pool opened during Memorial weekend. There are a lot of repairs needing to be done, and it depends on the contractor's schedule and the weather.

Roof Utah will get us a new bid to finish the garages and the pool house.

Fence repair to be done, and visitor parking striping to be done on north side in the warmer weather.

Brad said a lot of projects depend on the weather. He is getting new bids as process and prices may have changed. He is hoping to get more responses.

Su asked Brad if there were any current issues, and he replied no. She had a reminder to the owners regarding pet cleanup.

Questions and Comments:

Su asked the owners if they had any comments or questions, and there were not any.

The meeting was adjourned at 7:23.