

**COUNTRYSIDE
HOA BOARD MEETING
SEPTEMBER 28, 2023**

The HOA Board Meeting was held at 6:00 pm, Thursday, September 28, 2023 at Chris Davis's home. In attendance were Christopher Davis, Betty Petersen, Jeannie Yerkovich, and Catherine Mortimer. Jessica, with Welch Randall, joined in by Zoom. The community zoom meeting was held at 7 pm.

The next Board Meeting will be held on Thursday, October 26, 2023 at 6 pm with the zoom meeting Bids still needed for at 7 pm, and the Board will continue to work on the CC&R update on October 5, 2023. The community walk through is scheduled for Wednesday, October 25, 2023 at 3 pm.

Voted on with unanimous approval to pay the owner of Unit #43 for cleanup from water damage from sprinkler leak into basement window.

Voted on with unanimous approval to pay the balance of \$1,900 for the chimney repair on Unit #48.

Fifty-four owners have responded to the garage/carport survey. Brad to notify the remaining 33 owners to reply to the survey.

There are seven owners that are delinquent due mostly to the change in fees and one still owing on the roof payment plan.

ZOOM:

Jeannie welcomed everyone that joined in and told them which Board members were present. She informed them of the next meeting dates.

Catherine went over the financials for August. We had a total operating income of \$27,643.73, a total operating expense of \$21,620.32 with a net income of \$6,023.41. There was \$56,274.73 in checking, \$66,207.04 in Reserves for a total of \$122,481.77. The check register was reviewed. All were normal expenditures except for one check for the pre-payment of half the cost of the chimney repair, and one check we have a question on that Jessica is going to check on.

Jeannie reviewed the following projects:

FHA approval is in the process, they had one question that Welch Randall has answered.

Dumpsters were a success; both dumpsters were full when hauled away.

The sidewalk cement repair has been completed.

Asphalt is completed, there are couple of holes in the back that need to be patched and sealed. There are a couple of parking spots that need to be sealed because cars were not moved.

Striping will be done next Tuesday weather permitting.

The pool has been covered, and the pool house has been winterized for the season.

Tree removal and tree treatment for disease and bugs has been completed.

Joe stated that some of the new sealant was torn up from a car driving too soon on it, and he asked why the cars not moved were not towed. Catherine said she had taken photos and sent them to Brad.

Two electrical boxes up front were repaired. When the tree was pulled out, cutters snapped the wires.

Bids are still needed for railing repair.

Bids are still needed for fence repair up front.

Bids are still needed for painting.

Swamp area west of pool still being checked into.

The men's bathroom in the pool house has a leak that will need to be repaired before reopening.

Bugs have been treated.

Fall cleanup to be done in November after leaves have fallen.

Chris said he would drain the pond in mid to late October.

There was an RV lot audit to check what cars were in what spots and paying appropriately.

The Board is reviewing the Rules and Regulations next Thursday. After approval there will be 15 (fifteen) days after release that they will go into effect.

QUESTIONS:

Heather said that two large holes behind her carport space make it difficult to drive into. Superior tried to fill the holes with slurry until repaired. She thanked Chris for moving Kay's car. She also asked about the broken/hanging tree limb by Kay, which we are getting a bid from a smaller company to come out and trim about four other tree limbs.

The meeting was adjourned at 7:25 pm.

We talked about it but did not schedule a cleanup day.

Units #19-18 have a water pressure valve that needs to be repaired. Brad to get the company that did the other building out to repair.

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