

**COUNTRYSIDE
HOA BOARD MEETING
NOVEMBER 30, 2023**

The HOA Board Meeting was held at 6:00 pm, Thursday, November 30, 2023, at Su Armitage's home. In attendance were Jeannie Yerkovich, Su Armitage, Betty Petersen, and Catherine Mortimer. Brad, with Welch Randall, and Christopher Davis joined in by Zoom. The community zoom meeting was held at 7 pm.

A closed Board Meeting will be held on Thursday, December 14, 2023, at 6 pm with Brad to prepare the annual 2024 budget. The Board will be meeting with Attorney Burt Willie on January 11, 2024, to review the updated Articles of Incorporation, the CC&R's, and the By Laws. The annual meeting is scheduled for January 23, 2024, at the Murray Library with the possibility of Burt Willie attending to present these updated documents.

It was voted on with unanimous approval to go live with the updated Rules and Regulations on January 1, 2024.

ZOOM:

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

Catherine went over the financials for October. There was approximately \$32,000 in checking, \$66,000 in Reserves for a total of \$98,000. There were a couple large payments made in October. One was to McMillan Services for \$3,171.28 for electrical repair, and the other one was to Precision Concrete Cutting for \$13,140.34. This wrapped up some large expenses for the year which put us in the negative for capital improvements, but we will be ok with the year-end budget. Jeannie had a question on a Beehive invoice which Brad will look into. The check register was reviewed and is okay.

Jeannie reported that we had finalized the review of the CC&R's. A meeting will be held with Attorney Burt Willie on January 11, 2024. The Board voted to go live with the Rules and Regulations on January 1, 2024. Brad will send out the Rules and Regulations and a message to the community that if they have any questions or comments to send them to his office.

The carport survey still has about 25 owners that have not answered. Brad's office will reach out to them. Su thanked everyone who had completed the survey.

Jeannie said the asphalt has been finalized. The gutter cleanout has been completed by Superior Gutters. There were quite a few complaints about debris being left on the patios and fences. This vendor did not do a cleanup and was not up to par. Brad said he has a new vendor who has worked on other HOA's, and he will have them give us a bid and make sure it includes cleanup.

Some owners reported that they were pleased with the tree trimming and removal by Sterling Trees.

Su said that owners should have a shovel handy for their own safety as Beehive does not always get to our community first.

Catherine reminded everyone that owners should not park by the curb unless loading or unloading.

Jeannie said that during our December 14th budget meeting we will be reviewing several projects for the next year such as the following:

Pool maintenance

Second half of garage roofs

Fence repairs

Siding/painting (we have only received one bid so far)

Handrails

Stackable units repairs/remodel, carpet replacement due to tears to eliminate tripping hazards

Railroad ties

Leak in common area west of pool (County has not returned our messages regarding this)

RV parking

Chimney Rebuilds

Pressure Valves (some have been replaced)

Internet

Security cameras

A security gate is impossible due to the layout of our front property per Brad, this was explored a few years ago and would require a large remodel to the East side of the property.

COMMENTS & QUESTIONS:

Randy asked about the Reserve Study.

Brad said it should be completed every three years which is coming up in 2024. The survey includes what should be replaced/repaired, what dollar amount we should have in our account, and what should be top priority. Brad said that we have done the roofs, asphalt was done last year and this year and that we have repaired concrete for tripping hazards.

Jeannie said that chimney rebuilds and pressure valves are types of things not included in the study.

Jeannie said that our community is aging. We should have enough money in our account for emergencies. To do everything we may have to do an assessment.

Catherine suggested that we should look into a high-yield savings account.

Brad said that we should have FHA approval in a couple of weeks

The meeting was adjourned at 7:45 pm.