

# COUNTRYSIDE HOMEOWNERS ASSOCIATION ANNUAL HOMEOWNERS MEETING

**JANUARY 23, 2024**

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The Annual Homeowners Meeting was held this year at the Murray City Library on Tuesday, January 23, 2024, at 6 pm. The Board Members present were Christopher Davis, Su Armitage, Jeannie Yerkovich, Catherine Mortimer, Betty Petersen, and Brad Randall of Welch Randall Property Management.

There were 24 owners plus the 5 Board members present at the meeting.

Prior to the meeting Brad sent out an email notifying the owners of the date, time and place of the meeting, and a proxy form was attached. The agenda, financial summary, and slides were available at the meeting.

Jeannie welcomed the owners and went over the agenda for the meeting. Due to time limit Betty summarized the 2023 Annual Minutes (which are also online). The minutes were approved by Linda Childs and seconded by Su Armitage.

### **Voting for New Candidates:**

Brad explained the voting process. There are three open positions for a two-year term. Brad asked if there were any new nominations, and there were none. Catherine Mortimer, Jeannie Yerkovich, Najib Niazi, Zara Beck, and Mckall Morris were all on the ballot. Each candidate had a chance to tell a little about themselves and why they would like to be on the board. Since there are not 51% of the owners present at the meeting, a special zoom meeting will be held to allow additional owners to vote and ratify the budget. The votes tonight along with the votes at the special meeting will be counted by two non-board members.

### **Financials and 2024 Budget:**

The Income Statement ending December 31, 2023, had \$330,807.07 for Total Income, \$379,146.52 for Total Expenses for -\$48,339.45 Net Income. Catherine discussed the expenses: landscaping was \$29,907.30 down 16% from last year, garbage was down 7%, insurance was up 22% (nationwide), sewer was up an extra \$4,000, snow removal was up which includes shoveling and ice. We finished half of the garage roofing, and asphalt with patching and seal coat stayed about the same. Brad explained that there have been more capital projects this year. Asphalt was split up between the years 2022 and 2023. Concrete grinding was \$13,000 to eliminate tripping hazards which our insurance company encouraged us to do for liability purposes. We did one chimney repair. Insurance comes due this summer for renewal. Brad said insurance has increased for all his sixty communities; some have increased 120%. He said the insurance world is a mess. HOA fees have increased 7% to \$325 beginning March 1, 2024. In 1981 we were paying \$110. Other community's HOA fees have also gone up in the past years. A comparison of other communities was made. For example, Hidden Village was \$195 in 2020 and now is \$343. We have an aging community, an aging pool, and a ton of trees we need to maintain. All these financial reports can be found on the Welch Randall website.

### **Reserve Projects:**

Pool equipment updates – heater  
Finish roofs on other half of garages & pool house  
Pressure reducing valves (1 per 4 or 6 units)  
    Otherwise, appliances could be damaged  
Starlink – purchase cameras/equipment and enter  
    as a monthly expense for Property Security

### **O&M Projects:**

Asphalt  
Concrete  
Tree trimming  
  
Wood railings

Chimney re-builds (worst ones first)  
Pool house security locks & cameras

Fence repairs  
Gutter cleaning

### **2023 Accomplishments:**

Chris reviewed the following list of accomplishments:

Tree trimming (2 rounds)  
Arranged fall cleanup sled dumpsters  
Gutter cleaning  
Finished CCR review  
Stackable carpet shampoo  
Concrete repair and grinding  
Pool maintenance new pad and railing repair  
Completed West/North section patch seal coat asphalt repair and some striping/slurry coat  
Chimney repair with a new contractor  
Four (6 total) water pressure valve replacements  
Half of the garage roofs  
Updated Rules and Regulations  
FHA renewal  
RV lot audit  
Parking survey for CCR's

### **Siding and Painting:**

Acknowledged the Board/Management company has not completed anything in 2023.

Board has been working with Welch Randall since the board meeting February 2023 to get three bids for siding and painting.

Board has received one bid – Apex for \$155K, received September 2023 which includes siding repair. Last painting was with Certa Pro in fall 2022 – north and south stackable.

The backside of unit #20 and common entrance of south stackable has bubbles within the paint which was found in spring 2023. Our Board continuously tried to get Certa Pro to come back and fix, they acknowledged our request and met with us, but never returned our call or set schedule to fix. The Board decided not to utilize this vendor in the future, however, we will entertain a bid from them. Second bid received 1/22/24 from Certa Pro for \$117K to \$146K for painting only.

Jeannie said there could be an assessment because we do not have all the money to do the whole community at once.

### **2024 Special Dates:**

Su presented the following dates:

Spring cleanup – mid April  
Sprinklers turned on – May 1  
Pool opening (projected) – Friday, May 24  
Coordinate sled dumpsters – summer or fall  
Pool closing – Tuesday, September 3  
Fall cleanup – late November  
Monthly meetings to continue on zoom.  
Monthly walk throughs to continue with Brad and Board members.

### **CCR Update:**

Burt Willie updated three governing documents – Articles of Incorporation, Bylaws, and the CCRs to bring them up to 2024 Utah Law and to help identify common area vs. limited common area vs. unit. Board completed round one of review November 2023.

Board met with the attorney January 11, 2024 to review round one of the revisions.

The goal is to get the documents to the community late January and/or February 2024, we hope to give the community 30 days with the documents prior to meeting with the attorney.

Anticipate meeting with the attorney and the community in March/April 2024 which will kick off the vote.

Type of changes: Assessment – Board can vote to assess for emergency type event, term limited assessment and Reserve – requires a vote by community to move money around vs. Board.

Burt Willie will go through the major changes.

Need 67% of the vote to pass and are given 60 days to approve.

### **Closing Remarks:**

Better tracking and the building of google sheets for projects, infractions, and RV lot audit.

A potential to update insurance deductible from \$10K to 25K.

### **Open Discussion:**

Linda said Ace stinks – they put the trash cans in backwards, and some people can't reach over the high side.

Snow removal - some people can't walk through the snow or on ice, and they cannot shovel.

Notifying electronically – not all people have computers, and that is not fair to them – should also mail notifications.

Gary made a motion that painting and siding repair should be completed by the end of July. Chris R. seconded.

Najib inquired about the garage roofing – it was said that half of them were done and hopefully the other half to be done this year.

He said that he could get a snowplow and do the snow removal, and Chris answered that it would be an insurance liability.

**The meeting was adjourned at 7:30.**

### **Addendum:**

Since there were not enough owners present at the Annual Meeting to constitute a quorum, a follow up zoom meeting was held Monday, January 29, 2024, at 3:00 to allow additional owners to vote or turn in a proxy. The four board members that joined in were Su Armitage, Catherine Mortimer, Jeannie Yerkovich and Betty Petersen, Brad Randall of Welch Randall, and one owner.

There were no new nominations. Total votes from the Annual Meeting were 29, and there were three (3) new proxies.

No owner objected to the 2024 budget at the Annual Meeting, there were only questions.

The 2024 budget was ratified, and the meeting adjourned at 3:30.

At the next meeting in February the Board will discuss the new projects and what is in the budget and the reserves. A newsletter will go out listing these projects so owners are aware of them and can come prepared to the zoom meeting to discuss and ask questions. Brad will send out a reminder in an email ahead of the meeting.

The new HOA fees of \$325 begin March 1, 2024. There will not be any late fees during this month for the changeover.

The next meeting is February 29, 2024.

Brad met with Linda Childs and Michele Atherton on February 2, 2024, and the votes were ratified. The three elected Board members are Jeannie Yerkovich, Catherine Mortimer and Mckall Morris.