

**COUNTRYSIDE
FEBRUARY HOA BOARD MEETING
FEBRUARY 29, 2024**

The HOA Board Meeting was held at 6:00 p.m., Thursday, February 29, 2024 at Su Armitage's home. In attendance were Christopher Davis, Jeannie Yerkovich, McKall Morris, Catherine Mortimer, and Su Armitage. Brad with Welch Randall joined in via zoom. The owners joined in on the community zoom call at 7:00 p.m.

The next Board Meeting will be held on Thursday, March 21st via zoom at 6 p.m. with the community portion at 7 pm, the community walk through is scheduled for Friday, March 15th at 1:30 p.m. which will include Ren from Beehive if available, and the Board will continue to work on the CC&R update on March 14th at 6 p.m.

As of February 29th, there are two owners over 90 days delinquent and working with attorneys on payment plans.

The CC&Rs are in final review with legal and will be sent to the community in early March. A planned meeting with the community is scheduled for April 30th at 6 p.m. at the Murray Library. The board anticipates governing documents will be sent at least 30 days prior to the meeting. WR plans to email all documents to owners, in order to save on printing/ mailing costs. The board made a decision to print about 6 paper copies and provide them at the pool, however, the community members can email WR and we can plan to mail and/or print for a homeowner upon request. Brad plans to work on the exhibit for renters which will include unit # and address.

The parking map is being updated.

The RV lot audit was completed and there will be outreach to community members shortly.

Brad discussed warnings are sent weekly to our homeowners. If immediate notification is required to be sent out, he will send a message, but a weekly process exists at WR.

Vendor Meeting:

Republic Services Waste Management joined the board to pitch their services as a waste management option. There was discussion on recommendations from Republic Services prior to servicing our community. They recommend shaving concrete at approximately two of our waste enclosures. WR will be researching bids for this type of work.

Zoom meeting:

Jeannie welcomed everyone and announced the upcoming meeting dates and times.

Catherine reviewed the financials noting slightly higher insurance fees for the start of the year, noting the legal fees being for CC&R review, and highlighting that snow removal costs will hit in February. For a detailed review these financial sheets are posted on the Welch Randall website.

Jeannie shared the updates on the RV lot audit and the waste management vetting.

Questions and Comments:

Questions about our reserve fund and how to replenish. Discussion on how we plan to get the required 67% vote on CC&R.

Vendor Meeting:

Apex painting joined the meeting to share their pitch for community painting and repairs. Apex promises to send us color options and references for work they've performed.

Questions and Comments:

Questions about how to enforce community rules. Questions on printing CC&R information.

The meeting was adjourned at 8 p.m.

Post meeting:

Board reviewing bids for gutter repair and siding & painting.

Catherine volunteered to look into a High Yield Savings account for our community that will allow for higher interest on our reserve account. She mentioned researching Chase and Capital One.