

**COUNTRYSIDE
HOA BOARD MEETING
AUGUST 24, 2023**

The HOA Board Meeting was held at 6:00 pm, Thursday, August 24, 2023 at Su Armitage's home. In attendance were Christopher Davis, Betty Petersen, Jeannie Yerkovich, and Su Armitage. Catherine Mortimer joined in by phone, and Brad, 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, September 28, 2023 at 6 pm with the zoom meeting at 7 pm, and the Board will continue to work on the CC&R update on August 31, 2023 and October 5, 2023. The community walk through is scheduled for September 7, 2023 at 3 pm.

The fall dumpsters are scheduled to be placed Friday, September 15, 2023 and removed on Monday, September 25, 2023.

On July 11, 2023 the Board voted on with unanimous approval by text for the owner of Unit #75 to install an attic fan to be placed on the rear roof.

On August 31, 2023 the Board voted with unanimous approval for the owner of Unit #61 to replace the garage door on #30. The design does not quite match the original design done years ago but does match some other doors that have been replaced.

The following were discussed and then voted on:

Voted on with unanimous approval for change in Board positions. Jeannie Yerkovich-President, Su Armitage-Vice President, Catherine Mortimer-Treasurer, Chris Davis-Community Liaison, and Betty Petersen-Secretary.

Voted on with unanimous approval for FHA renewal.

Voted on with unanimous approval to charge Unit #23 for carpet cleaning as stated on the invoice.

Voted on with unanimous approval to go with Precision Concrete for cement work bid at \$13K.

Precision Concrete joined the August walk through to point out areas of work and present their bid. It showed that we have 147 tripping hazards. Their work is scheduled for September 11th and 12th.

Voted on with unanimous approval to go with Superior Asphalt for north side of complex to fix some potholes and to do a slurry coat for \$20k.

Voted on with unanimous approval to do chimney repair on Unit #48 to begin August 28, 2023. There was enough money in the budget to do one chimney this year.

It was discussed that when a new owner moves in that they sign that they have read the rules and regulations and will abide by them.

There is some confusion between Units 9 and 10 which carports they are to be parking in. Chris is going to follow up on this.

A Plus will be cutting down some dead trees and treating other trees for bugs, etc. on August 23 and August 24, 2023. They recommended doing tree trimming in the winter.

Columbia Pest Control will be spraying for bugs on Monday, August 28, 2023.

ZOOM:

Chris welcomed everyone that joined in. He informed them of the next meeting dates. He also told them of the realignment of the Board positions.

Jeannie went over the financials for June and July. At the end of July, we had a total operating income of \$25,629.56, total operating expense of \$23,119.40 with a net income of \$2,500.16. The pool expense is over budget due to heating the pool. Insurance has increased, sewer increases during the summer months along with added fees from the City. Common area cleaning increases during the summer because it also includes cleaning of the pool house. Sprinkler repair increased which included clock repair. Tax and license costs also increased.

Jeannie also discussed the budget and projected costs.

The garage/carport survey is needed for insurance purposes.

FHA renewal was due which is done every 3 years. This helps perspective buyers obtain FHA loans.

To get bids for asphalt repair to be put in next year's budget.

Pool will be closed at the end of Labor Day, September 4th at 9 pm.

Brad said he talked with Amy and everything is lined up for end of year pool closing. A new heater needs to be added to next year's budget.

Swampy area west of pool: Public Works needs to be contacted to see if that is under their jurisdiction, what the problem is, and if they are responsible for paying for it.

Brad will get 3 bids for painting.

South side garage roofs are still to be done.

Some fences and railings need to be repaired. They will be looked at during the walk through, and Brad will get bids.

Also discussed was an auto key system for the pool and RV parking. A bid will be needed to add to the budget.

Eventually do stackable remodel and railroad tie replacement and add into future budget.

QUESTIONS:

Someone had questions on tree trimming.

Someone suggested a community cleanup day.

The meeting was adjourned at 7:40 pm.

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

