

COUNTRYSIDE
JULY HOA BOARD MEETING
JULY 21, 2022

The HOA Board Meeting was held at 6:00 pm, Thursday, July 21, 2022 at Gary Orton's home. In attendance were Christopher Davis, Gary Orton, Betty Petersen, Jeannie Yerkovich, Su Armitage, and Jessica with Welch Randall joined in on a zoom call. The owners joined in on the community zoom call at 7:00 pm.

The August 25th meeting will be a closed meeting in preparation for the September 1st community outdoor meeting. The community walk through is scheduled for Wednesday, August 17th at 3:00 pm.

Unit #59 has gone to collections, and Unit #44 has gone to collections and a lien.

Unit #67 has cracking in the cement plaster on the foundation, but it is just cosmetic with no structural damage.

June follow-ups:

Work was started on the asphalt potholes, the visitor striping and crack seal is to be completed within the week.

The stackable windows bid was accepted, the company's certificate of insurance was received, and the windows were ordered which could take 7-9 months to receive. We will pay them 50% up front and the remaining balance when completed.

A-Plus did the estimate of the tree trimming on the walk around, the cost is about \$12,000. The tree trimming and 2 tree removals are scheduled for early September.

Still working with Beehive on finishing and fixing the railroad ties. The bill was for \$5,924, but the Board approved work for \$4,000. Brad is to check to see why it was higher. The bill will not be paid until the work is completed.

The pool's chlorine feed pump was approved for \$2,436 which will be replaced when the pool closes. This needs to be done before the pool opens next year per the Salt Lake County Health Department.

Work orders were received for Unit #79's loose support post and repair of railings for other units which are loose. We have budgeted \$5,000 for the work to be done.

The wiring for the security light back by tennis court has been installed, and the light has been ordered.

The Board voted and approved the work to be done on Unit #66 for the amount of \$2,020. There is a leak from a hole in the foundation where the main water line is coming into the building. The hole needs to be sealed and the ground excavated away from the building.

It was voted and approved for gutter cleaning of specific areas in August and total area in November.

It was voted and approved to schedule a dumpster for September.

The Board met on July 7th. We reviewed the first draft of the Articles of Incorporation and started the Bylaws.

Zoom Meeting:

Chris welcomed everybody joining in on the 7:00 zoom part of the meeting.

Chris informed them of the future meetings and the community walk through.

Jeannie reviewed the financials going over the Balance Sheet, the line items for the Income Statement of the Operating Income and Expenses. We have \$78,218 in checking and \$66,191 in savings. Gas bill increased due to heating the pool which is normal, landscaping is higher but still under year to date though, garbage higher due to extra pickups, sewer 9% higher, sprinkler repair higher because the valve was opened during the winter season and froze and a lot had to be repaired. Nothing noted out of normal range in check registry. For a detailed review these financial sheets are posted on the Welch Randall website.

Chris said there is an electrical panel that is in need of repair. Brad is getting bids.

Beehive will be spraying crab grass in rock areas.

No update on sub-committees as Board is working on CC&R's update.

Jeannie said that we have reviewed the first draft of Articles and Bylaws. We have discussed some issues and want to do a writing that makes sense for our community. 67% of the community will have to vote to approve the update of the Articles of Incorporation, Bylaws and Rule and Regulations which are all 40 years old.

Jeannie asked those on the call for their input on some topics. The attorney had written in 3 Board Members and Randy, Michelle and Mary all agreed it should be 5. Attorney also had it for a 3 year term and all agreed it should be 2 year term with rotation every year a term is up with a chance for someone new to be voted in (2 and 3 Board members). All agreed that notification of issues should be sent by mail or email since some people do not have the internet and to let it be the owner's choice. Jeannie asked if Board members should live onsite. It was agreed that all 5 members should reside here as they can see the day to day issues if any.

Jeannie asked if they thought the Board members should receive a discount on HOA fees for being on the Board. Most said yes and could be a percentage or fixed rate. Also was said that Board members chose to be on the Board. Each Board member stated what their duties were, approximate time spent on them, and what other time spent on extra meetings, walk throughs and anything else.

Jeannie said there was a clause that said a Board member could be voted out without cause, and we agreed with her that we did not like that statement. We can remove Board member if not pulling their weight, doing their duties or missing too many meetings.

Questions and Comments:

Randy asked about railings, and it was answered those needing to be fixed for safety reasons were being done first.

Someone asked about tree trimming, and it is scheduled for first week of September.

Mary asked if we are scheduling a dumpster as it is needed and has been successful in the past. Brad is scheduling one in September.

The meeting was adjourned at 8:08.