

**COUNTRYSIDE**  
**SEPTEMBER HOA BOARD MEETING**  
**SEPTEMBER 22, 2022**

The HOA Board Meeting was held at 6:00 pm, Thursday, September 22, 2022 at Gary Orton's home. In attendance were Christopher Davis, Gary Orton, Betty Petersen, Jeannie Yerkovich, Su Armitage, and Brad with Welch Randall. The owners joined in on the community zoom call at 7:00 pm.

The next Board Meeting will be held on Thursday, October 20<sup>th</sup>, the community walk through is scheduled for Wednesday, October 12<sup>th</sup> at 3:00 pm, and the Board will continue to meet to work on the CC&R update. The November Board Meeting will be December 1<sup>st</sup> due to the Thanksgiving holiday.

We discussed the Board's approval for new windows, doors, landscaping etc. be submitted in writing by the owner to the management company so that we have a record of it. We would like to have a form setup for the owner to fill out to give to the management company.

The previous approval for window updates for units #40 and #22 was ratified at a previous meeting. There was \$6,354.29 outstanding in delinquents which included the roof assessment.

Brad to follow up with the contractor to schedule the remaining visitor parking that was previously voted on and approved.

Stackable windows update: just waiting for delivery.

Electrical meter repair has been completed.

Owner of unit #66 has been notified that the contractor is scheduling the work to be done October 6-10.

All gutters to be cleaned out in November. We will get another quote from another vendor for backup.

The community was sprayed for bugs on September 23<sup>rd</sup>.

Brad will get bids next week for stackable carpet cleaning.

**Zoom Meeting:**

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

Brad 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. Landscaping was higher due to the payment for the railroad ties being repaired. The asphalt payment was made. Garbage was higher because of a couple extra pickups. Water and sewer were higher which is normal in the summer months. Insurance is higher when the earthquake payment is due. Utilities companies have about a 9% rate increase. Nothing noted out of normal range in the check registry. For a detailed review these financial sheets are posted on the Welch Randall website.

Su informed them of the following: that the bugs had been sprayed on September 23<sup>rd</sup>, gutters are to be cleaned in high volume areas September 26 - October 2<sup>nd</sup>, all gutters in the community will be cleaned out in November, and the tree trimming has been done.

They will be checking for non-registered cars during the October 12<sup>th</sup> walk through.

The contractor will be back to finish the visitor parking striping.

The stackable windows contractor has been contacted for an update, and he is just waiting for delivery of the windows.

The pool's chemical pump will be installed before opening next summer.

Tennis court light has been completed.

Unit #66 work is scheduled to begin between October 6-12, and a 50% payment has been made.

Brad to get bids for stackable carpet cleaning.

The Board encourages owners to improve their homes, but the changes need to be pre- approved. Our community wants consistency and not a hodge-podge of changes. We are thinking of doing a form for owners to submit to Welch Randall that will be then given to Board for approval.

**Questions and Comments:**

There was a question on painting, and Brad said it was an on-going project. There has been some paint bubbling on a building that needs repair, and he has been trying to get them to come back. We may not use this vendor again.

The meeting was adjourned at 7:40.