

Country Hills Manor, Inc. *Ogden UT, 84403*

March 21, 2023: COUNTY HILLS MANOR MANAGEMENT COMMITTEE

Present: John Sabraw, Chair; Jerry Berchtold, Ginger Hauser, Jim Ormsbee, Perry Willard, and Welch Randall Property Manager, Matt Mendenhall

EXCUSED: Dennis Patterson, Debi Wallwork

CALL TO ORDER: John called the meeting to order at 5:59 p.m.

MINUTES: February 21, 2023 - Action: Jim made a motion to accept the Minutes, John seconded, and all approved.

FINANCIAL REPORT: Matt reviewed the Financial Balance, Delinquency forms, and the following items:

Delinquent accounts: The one account in collections has been paid except for current month plus interest. One account is at \$300. All others are less than \$50.

Current expenses: Matt reviewed Balance Sheet and January, February, and March statement of accounts. We are currently in budget deficit (\$48,866) due to large gas bill (\$69k) and insurance payments (paid in full for coming year).

Rain Gutter NW corner of community: Matt reported that gutters, with leaf guards, installed on Buildings B & D on back side of each.

Insurance Renewal: Because CHM received a discount of \$1,500 for paying in full for the upcoming year, the entire bill was paid.

Siding bids: Not finalized, still waiting on others.

Seal coat bids: Matt is working with Precision and Morgan companies to finalize bids. The Precision bid was unclear as to whether carports would be sealed, Ginger asked Matt to have this clarified.

Clubhouse Pool Replaster: Board tabled until next year.

Tree Planting this Spring: Perry did a walk through with Barry (US Lawns) and five trees will be planted this year.

Landscaping projects or improvements: Perry said he is going to have Barry's group remove sprinklers from the "islands", that stick out by guest parking, and will have river rock installed. The hillside bank, to the north of the clubhouse and west of pool, will be redone and river rocks will be placed around perennial plants, hopefully eliminating the unsightly weeds.

Newsletter: Suggestions: Reminder of dues increase, pet registration, election needs candidates, green stakes, dumpster on Memorial Day, dogs leashed to porches, double parking.

BOARD MEMBER TOPICS:

PERRY: Requested permission to have ice dams installed on some more carport roofs.

JAMES: Would like to see leaf guard gutters on his carport. Commented about a white Australian Shepherd that is allowed to run free and it uses his front garden area as its toilet.

JOHN: Said neighbors are using both sides of entrance to his street for weekend parking purposes.

ADJOURNMENT: John called the meeting at 6:28 p.m. The next meeting will be held on **April 18, 2023** at the clubhouse.

Respectfully submitted:

Ginger Hauser

Attachments: Financial statements dated March 20, 2023, Bids: Asphalt Companies