

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

April 18, 2023: COUNTY HILLS MANOR MANAGEMENT COMMITTEE

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

EXCUSED: Jim Ormsbee, Dennis Patterson

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

MINUTES: March 21, 2023 - Action: Perry made a motion to accept the Minutes, Jerry seconded, and all approved.

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

Delinquent accounts: No accounts over \$500

Annual Budget – Comparative: Matt reviewed the first three months of budget expenditures. Gas service was \$70,500 for the first three months and the entire budget for the year is \$70,000 (HOA paid \$12,500 in January for the month of December.) Insurance: Paid for full year in March.

Gutters: Work was done on Buildings B & D and exceeded this year's budget by \$625. Many more areas need gutter and fascia repair this year.

Siding bids: Due to the high costs of siding and the need for other work to be done, it was decided to table this year's proposed siding until next year.

Seal coat bids: Reserve funds \$31,5998. **Action:** Ginger made a motion to award the paving bid to Morgan Paving, John seconded and all approved.

Pool Opening – Memorial Day: Pool operators will be the same personnel as in previous years, but no increase in salary required. Night pool closer will again be Debbie Martineau. **Action:** Perry made a motion that Debbie be given gift cards totaling \$500 for this service, John seconded and all approved.

Roll Away Dumpster: The semi-annual roll-away dumpster will be parked NW of the clubhouse for the period of May 24 to May 30.

Annual Meeting: The meeting will be June 5, 2023 at 6:00 p.m. at the clubhouse. Indoors if the weather is inclement. Ginger will work with Jennie (WelchRandall) to get all the paperwork done and put together. Board Members will hand deliver to all owners (those owners who do not live here will have info mailed to them).

Tree Planting this Spring: Perry discussed the tree planting that will take place this year. Debi said she would pay to have the two cherry trees that

fell (hers and neighbor's). The committee agreed that cherry trees should be used as replacements rather than columnar maples. Ginger will pay to have a columnar maple planted where the current pepper tree is. This tree is listing badly to the east and appears to be ready to fall at any time.

Fence repair: Perry said the fences at the entrance (both sides) to the "T" (between Buildings H and I) need to be replaced. Perry said there are plenty of slats in the pool storage areas. Once built, the fences will need to be stained. Possibly Shane could do this.

Carport Ice Dams and Gutter/fascia repair: Perry believes there are many areas that need ice dams. The committee believed more work needed to be done on replacing fascia areas and then gutters replaced. **Action:** Jerry made a motion that as we are not going to side units this year, that we use money from the reserve account for fascia and gutter replacement, Perry seconded and all approved.

Painting front porch areas: Perry felt that there are many front doorways that need to be painted. When buildings were sided, they doorways were not treated. The committee would like Matt to contact Shane about doing this.

Newsletter: Suggestions: Reminder of dues increase, Annual meeting, dumpster on Memorial Day, paving roads.

ADJOURNMENT: John called the meeting at 6:48 p.m. The next meeting will be held on **May 16, 2023** at the clubhouse.

Respectfully submitted:

Ginger Hauser

Attachments: Financial statements dated April 18, 2023, Bids: Asphalt Companies