

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

May 16, 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 6:00 p.m.

MINUTES: April 18, 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

Accounts over budget:

Gas service, Insurance, Snow Removal, Gutters: Many new gutters needed. Will be paid for out of Reserve account (see 4/18/23 Minutes)

Seal Coating: Early June, patching 1st week in June, crack seal & seal coats June 14-16 in all probability. (Work will be done after trash pickup day.) All residents will be notified of dates. Cars that usually park in guest parking will have notices pasted to windshield two nights before work is done.

Pool Opening – Memorial Day: If weather permitting: Debbie Martineau will close the pools at night again this season. Pool inspection will be 5/18/23. Perry donated a table and chairs to the pool area. Matt will make sure the furniture is out at both pools. Perry asked Matt to make sure good signs are posted.

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. Matt will notify all residents by email and text.

Annual Meeting: The meeting will be June 5, 2023 at 6:00 p.m. at the clubhouse. Indoors if the weather is inclement. Matt will hand deliver all but four packets which will be mailed to non-resident unit owners. If Debi and Jim can help him, they need to let him know.

Matt will provide financial statements, a 2023 budget statement and 12-month income statement for those attending the meeting.

Tree Planting this Spring: Perry said that it is in Barry's (USLawn) hands now. Point of interest, Barry has sold USLawn to an Idaho company, but Barry will remain as supervisor to the properties here in Ogden and environs.

Gutter/fascia repair: Perry surveyed the property to see what all needed to be done.

Newsletter: Suggestions: Reminder of dues increase, Annual meeting results and any info from meeting that needed to be made public.

ADJOURNMENT: John called the meeting at 6:38 p.m. The next meeting will be held on **June 20, 2023** at the clubhouse.

Respectfully submitted:

Ginger Hauser

Attachments: Financial statements dated May 15, 2023