

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

**June 20, 2023: COUNTY HILLS MANOR MGMT COMMITTEE**

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

**EXCUSED:** Perry Willard

**NOT EXCUSED:** Debi Wallwork

**CALL TO ORDER:** John called the meeting to order at 5:58 p.m. John welcomed Robin Bushman as the new member of the committee.

**MINUTES: May 23, 2023 - Action:** Jerry 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:** Two accounts over \$500. **Action:** Ginger made a motion that these accounts, which are frequently more than two month's past due, be turned to collections, Jerry seconded and all approved.

**Accounts over budget:** Matt reviewed these accounts, pointing out those that are over budget (same ones, every month). They will, until the new budget, stay the same as overdraws.

**Robin** suggested that we get a statement from Questar indicating the amount that could be saved by everyone lowering their thermostats a few degrees every day. Especially those who are not at home all day.

**Matt:** Matt said that the swamp cooler in the clubhouse is on its last legs. He suggested that the committee consider replacing the swamp cooler with an a/c. The costs are expensive, but the improvement to the building is worthwhile for comfort and auditory purposes. He will get bids.

**Matt:** Indicated that 907 E 4050 S is up for sale and the realtor was (is) concerned about the fact that there is no firewall between this unit and one next to it (they are every 2<sup>nd</sup> unit). These units were built in the '70s and are not subject to the latest fire laws. Matt will talk to the realtor.

**BUSINESS:**

**Annual Meeting:** Not discussed.

**Roll away dumpster:** Matt said that a number of residents thanked us for having the dumpster every six months. John suggested that the length of time for collection in the October session be extended.

**Asphalt Project completed:** Jim indicated, through photos, a goodly number of areas he felt were poorly repaired. The question arose as to

whether or not the company would come back to make repairs. Matt said he would talk to them as there is an especially poorly done area to the right of the front entrance at Gramercy.

**Aggressive Dog concerns:** Until photographic/video proof demonstrates these concerns about two undisciplined dogs who drag their owner around the community and become aggressive to other animals and people walking by nothing can be done.

**Gutter/fascia repair:** Matt presented a bid for the neediest of gutters. The committee wasn't sure where the addresses were, Matt said he would send out a map demonstrating gutter areas and requesting a vote to accept the bid.

**Metcalf window well and front porch repairs:** Front porch (and patio) had carpet removed and needs to be refurbished. Matt said there are no water problems on the back patio and the window well doesn't need to be replaced, perhaps painted.

**Ginger** said that Charlene Shepherd has removed carpet and needs refurbishing, 3920 S 875 E (Bldg E) and Dorothy Doerr and Marie Francis'. 895 and 898 40<sup>th</sup>, (Bldg J) front porches need carpet (hanging off steps) removed and cement refurbished. Matt will look at and get bids.

**Newsletter:** Suggestions: pool rules, dogs in pools and pool area, propping gates open, speeding.

#### **BOARD MEMBERS:**

**John:** Complained about the tree that had been left in a pot, instead of having been planted, for three weeks. **Ginger** said she had contacted Perry (on vacation) and he had contacted yard folks and was assured the tree would be planted ASAP.

**ELECTIONS OF BOARD MEMBERS:** Ginger suggested that John continue as Chair, and Ginger as Secretary. Jim seconded and all approved. Perry is in charge of maintenance and Jerry is in charge of elections.

**ADJOURNMENT:** John called the meeting at 6:58 p.m. The next meeting will be held on **July 18, 2023** at the clubhouse (Ginger's house if air conditioning needed).

Respectfully submitted:

Ginger Hauser

**Attachments:** Financial statements dated June 19, 2023, photos of asphalt problems, photos of Metcalf porch and window well, and gutters bid.