

Country Hills Manor, Inc.

Ogden UT, 84403

August 22, 2023: COUNTY HILLS MANOR MGMT COMMITTEE

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

CALL TO ORDER: John called the meeting to order at 6:00 p.m.

MINUTES; July 18, 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: Three accounts over \$500. The attorney advised Matt that one has been paid in full and one not responded to by the unit owner. **Action:** Ginger made a motion that the third account be turned to collections, Perry seconded, and all approved. (All delinquent accounts are contacted each month by management.)

Renewal of CD for one year at 5%: Matt.

BUSINESS:

Pool & Clubhouse Usage: **Action:** Ginger made a motion to give a \$250 gift card to Debbie Martineau at the end of the swim season in thanks for her closing the pools every night, Perry seconded and all approved.

Pool Closing Dates: The board voted to close the west pool Labor Day night and the clubhouse pool will remain open for a maximum of two weeks if the daily temperatures remain high.

Clubhouse Air Conditioner: Matt said that he still has to get some more bids for the a/c.

Clubhouse Windows: Matt had one bid and is awaiting another. Perry brought a bid. Perry's bid did not include the basement windows and it was felt that the south basement windows definitely need replacement, so Perry will get a more complete bid from Brody.

Front porch replacement. Matt said that he has talked with several companies about getting bids to do this work on the Metcalf, Shepherd, and Doerr-Francis' front porches. This being the contractor's busy season he has not yet received any bids.

Fall Roll Off Dumpster Date: The board agreed that the dumpster should be delivered on Wednesday, October 4 and removed on Tuesday, October 10.

Landscaping Issues: Both Matt and Perry have discussed the sprinkler problems (and other issues) with Barry (USLawns), and nothing seems to be done. The hillside in front of Jerry's place is a desert patch. Ginger said she has contacted Barry numerous times (with photos) regarding the poor cleanup after mowing and edging and still nothing has been resolved. The board again asked Matt to look into other summertime contractors.

Newsletter: Suggestions: pool dates, dumpster dates, clean up gardens for fall.

BOARD MEMBERS:

John: Hole in pavement needs repair behind 4034 S 895 E (McClain unit). Matt said he would look at it. **Roofs:** John questioned whether or not anyone had any information as to when roofs needed replacement. Ginger and Matt have lists of those done in the past and when new roofs need examining. Matt said he would contact Gary Cartwright of Kimball Roofing to see if Gary would come out and check out the roofs.

Jim: Water in driveway: Jim said that even after the asphalt repairs, he is getting a lot of water in his carport. He feels the water will eventually damage the carport.

Debi: Trash Cans: Debi complained about the trash man breaking the wheels on her trash can every week. She knows of other cans, too. Perry said he knows the driver's name and that he is really hard on the cans.

Perry: New Snow Removal signs: The board approved purchasing nine signs at \$50/sign.

Front Door Casings: Perry said he would like to see someone come out and repaint the front door casings which are beginning to look very bad. Matt said he had used a contractor who was inexpensive and did the aluminum replacements. The Board agreed Matt should have this individual come out and repair a test site (4041 S 875 E). **Absence:** Perry said that he will be gone for the next two meetings.

ADJOURNMENT: John called the meeting at 6:58 p.m. The next meeting will be held on **September 19, 2023** at the clubhouse. If it is too hot, then it will be at Ginger's house.

Respectfully submitted:

Ginger Hauser

Attachments: Financial statements dated August 17, 2023 and two bids:
Northern Utah Glass and Brody's Glass House.