

# **Country Hills Manor, Inc.**

**Ogden UT, 84403**

**September 19, 2023: COUNTY HILLS MANOR MGMT COMMITTEE**

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

**Excused:** Robin Bushman, Debi Wallwork, Perry Willard

**Guest:** Marie Francis

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

**COMMENTS FROM GUEST:** Marie was concerned that she was not receiving enough remuneration for the electricity she had provided to one security light in the back of her building. Matt will check the formula and determine if the yearly payment is sufficient.

Marie was thanked for bringing her concern to the board and was excused from the meeting.

**MINUTES; August 22, 2023 - Action:** Jim 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:** Two accounts over \$500 and have been turned over to collections.

**Renewal of CD done**

**BUSINESS:**

**Pool Fencing:** Decision -- wait until Spring 2024.

**Pools are Closed.**

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

**Clubhouse Windows:** The Board approved, via email, that the bid be awarded to Brody's Glass House. (Bid Attached). The work will be done at the end of September or the first of October.

**Front porch replacement.** Several bids had been received, and, via email, the board chose Barefoot Cement. The job will be done by mid-October.

**Painting Bldg G and I:** Should be done by Oct 31.

**Dumpster Date:** The dumpster will be here October 4-10.

**Landscaping Issues:** Jerry said that work had been done on the sprinkler to the east of his unit and he will be providing grass seed and fertilizer later in the fall. Jerry said that Barry had worked on many sprinklers.

**Newsletter:** Suggestions: dumpster dates, clean up gardens for fall, hose bibs, water cut off, scooter and bikes, pear trees

**Transition:** Matt will be leaving CHM for employment elsewhere. WelchRandall has been interviewing applicants and no one knows at this time who Matt's replacement will be. Matt will work with CHM until a new Property Manager has been chosen.

**BOARD MEMBERS:**

**Jerry:** The Ogden city light on the west side of the clubhouse is out.

**Jim:** The pear trees near the clubhouse are dropping their fruit. Does anyone use these pears?

**Ginger:** Thanked Matt for all the years he has been out property manager and is now moving on. She presented Matt with a gift card from the board, representing all community members.

**ADJOURNMENT:** John called the meeting at 6:43p.m. The next meeting will be held on **October 17 2023** at the clubhouse.

Respectfully submitted:

Ginger Hauser

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