

October 24, 2023: COUNTY HILLS MANOR MGMT COMMITTEE

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

Excused: Robin Bushman, Perry Willard

Guest: Arlene Anderson

CALL TO ORDER: John called the meeting to order at 5:57 p.m.

INTRODUCTION OF NEW PROPERTY MANAGER:

Matt introduced Hayley Thomas.

COMMENTS FROM GUEST: Arlene reiterated her concerns that emergency personnel have no way of figuring out addresses in CHM. She said it took 6 minutes for emergency help to find someone she knew was in distress. The Board has addressed this problem in the past and there has been no definitive answer. As Arlene knows the Chief 911 Dispatcher, Ginger asked Arlene to see if that person would come to the next meeting, November 14 at 6 pm, to address the Board. Arlene said she would do that.

MINUTES; September 19, 2023 - Action: Jim made a motion to accept the Minutes, Jerry seconded, and all approved.

FINANCIAL REPORT: Matt reviewed the Financial Balance, Delinquency forms:

Delinquent accounts: Two accounts over \$500 and have been turned over to collections. **Action:** Ginger made a motion that a third account, now delinquent over \$600, be turned to collections, John seconded and all approved.

BUSINESS:

Clubhouse Windows: The windows have been replaced. Matt said that the awnings on the west windows had been removed and not replaced. Matt said that he would ask Shane if he could do that job. Matt's concern is that the awnings are very old, and it might be necessary to purchase new ones.

Front porch replacement: The porch work has been done and Ginger received a very nice note from Charlene Shepherd thanking the Board for having had the porch replaced and for having the dead tree limbs cut down. Marie Francis seems happy with her new porch.

Painting Bldg G and I: Work has been finished. One unit owner is unhappy with the white paint, but Matt explained to her that painting is a stop gap measure to preserve the wood until we can afford to side the building. At

that time, siding colors (to match others in the community) will be decided by the Board.

Pools and sprinkler systems shut down.

Dumpster Date: The dumpster, as always, was a huge success.

Clubhouse HVAC Replacement: One new bid was reviewed. **Action:** Ginger made a motion that the bid be awarded to Mountain Air Option 1, John seconded and all approved. (Perry approved Mountain Air in a text to Ginger).

Roofing Update: Gary Courtwright, Kimball Roofing, told Matt that he is very busy right now, but should be able to examine CHM roofs in early November and let us know which need repair and/or replacement.

Newsletter: Suggestions: Introduce Hayley to the residents (with email and phone number), clean up gardens for fall, hose bibs, water cut off, and reduction of gas usage.

Transition: Matt has begun his new job, but will be assisting Hayley for the next month, plans to attend the November meeting and will be assisting Hayley and Ginger in the preparation of the 2024 budget.

BOARD MEMBERS:

None

ADJOURNMENT: John called the meeting at 6:47.m. The next meeting will be held on **November 14, 2023 at 6:00 pm** at the clubhouse.

Respectfully submitted:

Ginger Hauser

Attachments: Financial statements dated October 21, 2023 and two bids: Mountain Air and Barlow.