

Country Hills Manor, Inc.

Ogden UT, 84403

February 20, 2024: COUNTY HILLS MANOR MGMT COMMITTEE

Present: Jerry Berchtold, Vice-Chair, Robin Bushman , Ginger Hauser, Jim Ormsbee, Debi Wallwork, Perry Willard and Welch Randall Property Manager, Hayley Thomas

Excused: John Sabraw

Guest: Braden Gray, Goldenwest Insurance Agent

CALL TO ORDER: Jerry called the meeting to order at 5:56 p.m.

MINUTES: January 23, 2024: Action: Perry made a motion to accept the Minutes, Jim seconded, and all approved.

FINANCIAL REPORT: Hayley reviewed the Financial Balance, Delinquency forms, and the following item:

Delinquent accounts: One account that was in lien has been paid except for \$208.02. It was reported that this unit is in pre-foreclosure.

BUSINESS:

Insurance: Master Policy Renewal: Braden Gray discussed the insurance as it stands for 2024-2025, what it was for 2023-2024 and as it was by Nationwide in 2022-2023. The premium for 2024-25 is \$34,329. If the policy is paid before March 7, 2024 the cost will be \$32,726 which is a saving of \$1603. **Action:** Jim made a motion to approve the upfront payment of \$32,726 to Goldenwest for the CHM Master Policy Insurance 2024-2025, Perry seconded and all approved.

Braden said that insurance rates have sky-rocketed across the country. Braden spoke about “add-ons” to policies that are important, one being a “back-up sewer” coverage. He said that the HO6 Policy refers to the individual home-owners policy. The homeowner is required by CC&Rs to carry such a policy. The HO3 policy is the CHM Master policy, also required. Braden indicated he would be happy to meet with any interested unit owners re insurance.

Fire Marshall Inspection: The Fire Marshall told Perry that CHM is the “Best Kept Community.”

Fire Extinguishers/smoke detectors: Perry has brought the clubhouse up to date with these requirements.

Street Signage: Perry said that the street information has been sent to the Traffic Engineer and the signs will be replaced with the “new style.”

Newsletter: Best Kept community. Master policy renewal. Braden discussed the damage that old water heaters can do to units, and the need to replace them before they damage basements. Info re: insurance “add-ons.” Info re Braden. How to obtain smoke detectors for \$10 from city

(Current ID with address). Go to City Offices, third floor. Election information. New street signs.

BOARD MEMBERS:

Jim: He asked if anything was being done re a stop sign at 40th and Gramercy. No. Jerry said that because this is private property, we would have to pay to install such a sign. There was discussion re stop signs at 925 & 40th, 925 & Country Hills, etc.

Perry will see what he can find out on the stop sign(s).

Debi: Her recycle was not picked up. Wanted Hayley to contact WM and complain.

Robin: Said Arlene Anderson had contacted her and told her about a grant from Ogden City where we could get up to \$750 for a party, or tree planting, etc. She would like to write a grant and see if we could buy and get some trees planted.

Perry: East side of clubhouse. Perry pointed out the new east windows in place of the north sliding glass door. Shane did a good job, and it looks nice.

Action: Perry made a motion that the individual who did the clubhouse windows replace the south sliding door with a new sliding door at a cost of approximately \$2,500, Jerry seconded and all approved. **North of Bldg B:** Perry would like to cap off the sprinkler on the north side between the chain link fence and Bldg. B. Then remove all the sod and replace it with rocks. Debi said she did not like that idea but was reminded she frequently complains about not getting water to that sod, or the sod mowed. The area is eighty-foot x 5'. Debi said the gate would have to be repaired (as it is required by the city that the gate be functional.) **Chain link fence North of Bldg. B:** The fence was damaged by the snowplow this winter and Barry (Landscape Mgmt.) will see it is repaired. **Yard Lights primarily on Country Hills Dr:** The paint is peeling off these light poles and Perry said they really look bad. He said he would like to ask Shane to paint them. Board approved.

ADJOURNMENT: Jerry called the meeting at 7:09 p.m. The next meeting will be held at 6 pm **on March 19, 2024** at the clubhouse.

Respectfully submitted:

Ginger Hauser

Attachments: Financial statements February 2024 , Insurance comparisons and Info re board training