

**COUNTRYSIDE**  
**SEPTEMBER HOA BOARD MEETING**  
**September 17, 2024**

The HOA Board Meeting was held at 6:00 p.m., Tuesday, September, 17, 2024 at Su Armitage's home. In attendance from the board were Catherine Mortimer, Jeannie Yerkovich, McKall Morris, Christopher Davis and Su Armitage. Brad Randall with Welch Randall joined. The community joined at 7 p.m. in zoom.

The next board meeting will be on Thursday, October 24. The September walk-around will be Friday on October 25th.

As of September 17th, there are 5 delinquent units. One is working through an ongoing payment plan, one is working through a property sale, and the other three units are new to delinquency.

**BOARD UPDATES:**

CC&R Update – The votes have closed and we have collected over 70% yes votes for the 20% rental cap update version. The votes have been sent to the legal team who will be validating the votes and finalizing the update.

- The board voted to reimburse rental property owners the \$200 fee previously charged. With the new CC&R vote, this fee cannot be charged in the future.
- Following the CC&Rs going into effect, the board will look at updating the Rules and Regulations document to ensure it aligns. Any changes to those documents will be published with 15 days notice of any changes going into effect. The board will meet at 6 p.m. on Thursday, September 26th to review and work on this project.
- With the changes to how the reserve will work (the board will not be able to transfer funds between the accounts without a community vote), we will bring up a discussion at the annual meeting of what quantity will be in the reserve.
  - The reserve study gives a recommended amount as a best practice. For some processes a 10% of revenue needs to be in the reserve.
  - Until the annual meeting discussion, the board has voted to move \$44,000 from the reserve to the checking account.

Parking - The parking map will be finalized with the CC&Rs. We will communicate to the community the updated exhibit.

RV Lot - We will be communicating to RV renters what their official parking spot is, as the lot is getting full.

Landscaping – We are having conversations with landscapers about new contracts.

Dumpster Enclosure Doors – Voted to remove the broken dumpster enclosure doors from two dumpster before winter after this was recommended strongly at the last community meeting.

Window Tape – Several windows are in process. We will be auditing and reviewing.

Leaking Pipe – Getting final bid, estimated \$2000 fix. Board will vote once bid is finalized.

Gutter repair bids – We voted to do two large gutter repairs.

External carpet repair – An errant handyman who was asked to bid a carpet repair, removed the carpet instead. We are bidding repairing this with the understanding that the handyman will cover some-to-most of the cost.

Railings - The board discussed repairing the failed railings. Due to the large cost, and some disagreement on railing style, this conversation will be continued prior to a vote. Board agreed to look at options for railing failure and create a long term strategy due to inconsistency of railing throughout the community.

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## **Community Meeting**

McKall welcomed everyone and announced the upcoming meeting dates and times.

Catherine reviewed the financials: She called out the payments for railings, chimneys, tree removals, and other repairs. She noted the increase in insurance costs. She called out a line item that will be moved to landscaping. She noted that the roof projects were finished and paid for. Upcoming large costs will be gutter clean outs and repairs.

Jeannie announced that the CC&Rs vote did pass with the 20% renter clause. Brad gave an update on the legal process from here to get the CC&Rs in place. We celebrated not having documents that are over 40 years old.

The board will be meeting next week to realign the Rules & Regulations to the new CC&Rs.

The board will publish the parking map for the community to review.

The board will lock in the rentals that are currently grandfathered into the community.

## **Questions and Comments:**

There were no additional questions.