

# **Countryside Homeowners Association**

## **Board Meeting Minutes**

### **Tuesday, October 4, 2016**

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#### **Call to Order:**

The Bi-Monthly meeting for October was held at the Harrods Creek Fire Department and was called to order at 7:06 p.m. with a quorum present.

#### **Attendees:**

Linda Probus, Anita Link, Carol Shuffett, Chuck Culp, Rebecca Miller, Nathaniel Blair, Samantha Corbin and Eric Welenken.

#### **Absent:**

Mike Schafer, Dawn Graviss, Joan Campbell, and Brent Corbin

#### **Minutes:**

August minutes were reviewed and amended changing Quarterly to Bi-Monthly. Anita made a motion to accept minutes as amended and Rebecca seconded. The vote was unanimous and the motion passed.

#### **President Comments:**

- 1) Introduced – Samantha Corbin, New Board Member.
- 2) Addressed current Security Issues and discussed ways to encourage neighbors to lock their doors and cars.

#### **Treasurer's Report/Accounts Payable:**

Eric provided the Treasurer Report. Linda moved to accept and Nathaniel seconded. The vote was unanimous and the motion passed.

#### **Garbage:**

Carol shared that the Contract with Waste Management is up in June 30, 2017. Tim McNally has still not contacted her back with changes. In January she will contact him and request information for a new contract. She will also contact ID (Oldham County Vendor) to get info on their rates and services to have for the February Board Meeting.

Carol will contact Waste Management to discuss eliminating the requirement for a recycle list.

#### **Landscape/Beautification:**

Linda Probus has been working on her 5-year plan to change, restore, and add to our landscaping.

She suggests the 4 trees, (beside of the Countryside Entrance Sign), and the Rose Bushes (in front of the sign) all be removed because they are too large for the space. Also they are blocking the view for motorist.

Also cost for replacement items.

She will put together a budget and email Board Members, so that, this can be done soon.

#### **Bylaws:**

Nathaniel Blair is going to take over this responsibility.

#### **Social Committee:**

Anita Link will be head up Social Committee and be responsible for the picnic. She will be help with Social Media. Face Book and Next Door.

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#### **Corresponding Secretary:**

Nathaniel will be responsible for Neighborhood Directory.

Rebecca made a motion and Anita Seconded to have postings on Face Book and Next Door to encourage people to update and maintain a Neighborhood Directory. Nathaniel will be responsible for updating.

Face book will be phased out over time.

#### **Membership/Publicity:**

Carol shared there are only 2 Houses remaining to be sold. The others have sold, visited and packets left.

#### **Traffic/Safety:**

Due to the recent and frequent break-ins in the neighborhood, Chuck would like to increase the Police Patrols through our neighborhood.

Carol made a motion to add 4 hours a month of additional patrol by the Oldham County Sheriff @ \$35.00 an hour and retain Oldham County Police at the present level. Rebecca seconded. Motion passed.

**Roads/Drainage** – Chuck shared that he spoke to Road Engineer and he was told that US 42 will be widen in 2017 or 2018. The Island area at 42 will be eliminated. A retainer wall will be built in front of the Service Road by 42 Entrance.

#### **Arch Control/Land Use Restrictions:**

Mike absent – no report.

Nathaniel suggested we use Social Media to encourage Neighbors to provide signatures for changing By Laws and Land Restrictions.

#### **Accounts Payable:**

1) Matthew Cornell	\$128.00
2) Zeppa	\$399.00
3) Matthew Cornell	\$128.00
4) Auto Owners Insurance	\$241.61
5) Custom Turf	\$ 76.75
6) Zeppa (Tree Removal)	\$750.00
7) Eric Welenken –Rent PO Box	\$ 60.00
8) Eric Welenken- (Garbage Reim)	\$215.18

Eric made motion of pay the bills listed above, Rebecca seconded, motion passed.

The meeting was adjourned at 8:47 p.m. The motion was made by Eric and seconded by Rebecca.

Respectfully submitted by Carol Shuffett in Dawn's Absence.



5:48 PM

10/03/16

Cash Basis

**Countryside Homeowners Association**  
**Balance Sheet**  
**As of September 30, 2016**

	<u>Sep 30, 16</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
PNC BANK	<u>23,904.95</u>
Total Checking/Savings	<u>23,904.95</u>
Accounts Receivable	
Accounts Receivable	<u>-620.00</u>
Total Accounts Receivable	<u>-620.00</u>
Total Current Assets	<u>23,284.95</u>
<b>TOTAL ASSETS</b>	<u><u>23,284.95</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Retained Earnings	17,797.71
Net Income	<u>5,487.24</u>
Total Equity	<u>23,284.95</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>23,284.95</u></u>

# Countryside Homeowners Association Profit & Loss Prev Month Comparison September 2016

	Sep 16	Sep 15	\$ Change	% Change
Ordinary Income/Expense				
Expense				
CHA Expenses				
Administrative	0.00	67.70	-67.70	-100.0%
Checks	0.00	226.61	-226.61	-100.0%
Commercial Insurance	0.00	105.00	-105.00	-100.0%
Postal				
Total Administrative	0.00	399.31	-399.31	-100.0%
CHA Event	0.00	58.84	-58.84	-100.0%
Landscaping				
Fertilizer/Lime Application	0.00	79.05	-79.05	-100.0%
Mowing	399.00	120.00	279.00	232.5%
Total Landscaping	399.00	199.05	199.95	100.5%
Special Projects/Repairs/Misc				
Police Patrol	128.00	128.00	0.00	0.0%
Repairs				
Lighting Repair	0.00	99.95	-99.95	-100.0%
Total Repairs	0.00	99.95	-99.95	-100.0%
Total Special Projects/Repairs/Misc	128.00	227.95	-99.95	-43.9%
Utilities				
Electricity	379.85	370.62	9.23	2.5%
Water	82.28	244.34	-162.06	-66.3%
Total Utilities	462.13	614.96	-152.83	-24.9%
Total CHA Expenses	989.13	1,500.11	-510.98	-34.1%
Total Expense	989.13	1,500.11	-510.98	-34.1%
Net Ordinary Income	-989.13	-1,500.11	510.98	34.1%
Net Income	-989.13	-1,500.11	510.98	34.1%

# Countryside Homeowners Association Profit & Loss Prev Year Comparison January through September 2016

	Jan - Sep 16	Jan - Sep 15	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	0.00	95.64	-95.64	-100.0%
General Fund	15,517.70	15,006.60	511.10	3.4%
Land Use Assessment	1,367.30	1,420.62	-53.32	-3.8%
Recycling Service	0.00	11.62	-11.62	-100.0%
Total Income	16,885.00	16,534.48	350.52	2.1%
Other Inc	30.00	84.52	-54.52	-64.5%
Total Income	16,915.00	16,619.00	296.00	1.8%
Expense				
CHA Expenses				
Administrative				
Checks	0.00	67.70	-67.70	-100.0%
Commercial Insurance	1,187.00	1,413.61	-226.61	-16.0%
Compilation	650.00	600.00	50.00	8.3%
Copies	47.07	31.54	15.53	49.2%
Incorporation Fee	15.00	15.00	0.00	0.0%
Postal	49.00	203.00	-154.00	-75.9%
Administrative - Other	0.00	65.28	-65.28	-100.0%
Total Administrative	1,948.07	2,396.13	-448.06	-18.7%
CHA Event				
Special Event	315.88	195.70	120.18	61.4%
CHA Event - Other	123.97	58.84	65.13	110.7%
Total CHA Event	439.85	254.54	185.31	72.8%
Landscaping				
Fall Planting	0.00	127.17	-127.17	-100.0%
Fertilizer/Lime Application	0.00	305.80	-305.80	-100.0%
Mowing	3,591.00	2,080.00	1,511.00	72.6%
Sprinkler Maintenance	0.00	217.49	-217.49	-100.0%
Weed Control	226.75	267.50	-40.75	-15.2%
Total Landscaping	3,817.75	2,997.96	819.79	27.3%
Special Projects/Repairs/Misc				
Police Patrol	1,280.00	1,152.00	128.00	11.1%
Repairs				
Lighting Repair	0.00	278.08	-278.08	-100.0%
Total Repairs	0.00	278.08	-278.08	-100.0%
Total Special Projects/Repairs/Misc	1,280.00	1,430.08	-150.08	-10.5%

# **Countryside Homeowners Association Profit & Loss Prev Year Comparison January through September 2016**

	Jan - Sep 16	Jan - Sep 15	\$ Change	% Change
<b>Utilities</b>				
Electricity	3,488.51	3,266.20	222.31	6.8%
Water	453.58	992.86	-539.28	-54.3%
<b>Total Utilities</b>	<b>3,942.09</b>	<b>4,259.06</b>	<b>-316.97</b>	<b>-7.4%</b>
<b>Total CHA Expenses</b>	<b>11,427.76</b>	<b>11,337.77</b>	<b>89.99</b>	<b>0.8%</b>
<b>Total Expense</b>	<b>11,427.76</b>	<b>11,337.77</b>	<b>89.99</b>	<b>0.8%</b>
<b>Net Ordinary Income</b>	<b>5,487.24</b>	<b>5,281.23</b>	<b>206.01</b>	<b>3.9%</b>
<b>Net Income</b>	<b>5,487.24</b>	<b>5,281.23</b>	<b>206.01</b>	<b>3.9%</b>

**Countryside Homeowners Association**  
**A/R Aging Summary**  
 As of October 3, 2016

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
091-F Baize	0.00	0.00	0.00	0.00	1,188.00	1,188.00
109-F-Brown	0.00	0.00	0.00	0.00	608.00	608.00
023-FR-Brewer	0.00	0.00	0.00	0.00	130.00	130.00
003-F-Hashim	0.00	0.00	0.00	0.00	130.00	130.00
024-F-Bradley	0.00	0.00	0.00	0.00	10.00	10.00
035-LUA-White	0.00	0.00	0.00	0.00	-5.00	-5.00
047-F-McKinney	-130.00	0.00	0.00	0.00	0.00	-130.00
048-FR-Gerth	0.00	0.00	0.00	0.00	125.00	125.00
049-F-Petitjean	0.00	0.00	0.00	0.00	395.00	395.00
050-LUA-Auberry	0.00	0.00	0.00	0.00	145.00	145.00
054-F-Onkst	0.00	0.00	0.00	0.00	260.00	260.00
065-F-RIEHL	0.00	0.00	0.00	0.00	395.00	395.00
069-F-INMAN	0.00	0.00	0.00	0.00	-130.00	-130.00
072-F-Bradley	0.00	0.00	0.00	0.00	395.00	395.00
082-F-Coleman	0.00	0.00	0.00	0.00	525.00	525.00
085-F-Scialli	0.00	0.00	0.00	0.00	-2.00	-2.00
089-F-Lewis	0.00	0.00	0.00	0.00	260.00	260.00
091-TERMF-Hamati	0.00	0.00	0.00	0.00	94.00	94.00
096-F-Johnson	0.00	0.00	0.00	0.00	5.00	5.00
106-F-Shemwell	0.00	0.00	0.00	0.00	525.00	525.00
107-Corbin	0.00	0.00	0.00	0.00	-130.00	-130.00
111-F-Kern	0.00	0.00	0.00	0.00	30.00	30.00
121-F-Sutton	0.00	0.00	0.00	0.00	130.00	130.00
125-F-Tichenor	0.00	0.00	0.00	0.00	0.00	0.00
128-F-Dissell	0.00	0.00	0.00	0.00	260.00	260.00
133-F-Davies	0.00	0.00	0.00	0.00	-30.00	-30.00
137-F-Will	0.00	0.00	0.00	0.00	0.00	0.00
140-F-Capsel	0.00	0.00	0.00	0.00	275.00	275.00
150-F-Schaad	0.00	0.00	0.00	0.00	120.00	120.00
155-FR-Samuelson	0.00	0.00	0.00	0.00	135.00	135.00
159-F-Ford	0.00	0.00	0.00	0.00	603.00	603.00
<b>TOTAL</b>	<b>-130.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,446.00</b>	<b>6,316.00</b>