

Countryside Homeowners Association

Board Meeting Minutes

Tuesday, December 6, 2016

Call to Order:

The Bi-Monthly meeting for December was held at the Harrods Creek Fire Department and was called to order at 7:05 p.m. with a quorum present.

Attendees:

Linda Probus, Anita Link, Carol Shuffett, Chuck Culp, Nathaniel Blair, Eric Welenken, Mike Schafer and Dawn Graviss.

Absent:

Joan Campbell, Brent and Samantha Corbin, Brett Corbin and Rebecca Miller.

Minutes:

October minutes were reviewed and amended clarifying Nathaniel Blair as Corresponding Secretary and Anita as Social Committee. Nathaniel made a motion to accept minutes as amended and Linda seconded. The vote was unanimous.

Resignation:

Dawn Graviss is resigning effective immediately. She brought past records to the meeting.

Replacement:

Mike Schafer made a motion that Carol Shuffett become the new Recording Secretary and Linda Probus seconded. Motion passed.

President Comments:

- 1) Chuck thanked Dawn for serving for 6 years.
- 2) Chuck thanked Carol for buying and putting up the New Holiday Decorations.
- 3) Review Current Officers and Committee Chairs

Chuck Culp – President
Rebecca Miller – Vice President
Carol Shuffett – Recording Secretary
Eric Welenken – Treasurer
Garbage Committee – Carol Shuffett
Social Committee- Anita Link
Corresponding Secretary – Nathaniel Blair
Mike Schafer- Legal Counsel
Linda Probus – Landscape/Beautification
By-Laws – Nathaniel Blair
Membership/Welcoming

Treasurer's Report/Accounts Payable:

Eric discussed the Treasurer's Report. His printer was not working so he could not provide copies to all members. Eric will email to all when printer repaired. Mike made a motion to discuss Treasurer's Report and accept at the February Board Meeting.

Discussion on how to get people to pay past due amounts. Mike and Chuck will look at past Lien Letters that were used for possible use.

Garbage: Carol shared that the Contract with Waste Management is up in June 30, 2017. She will have new contract at February Meeting. She will also contact ID (Oldham County Vendor) to get info on their rates and services to have for the February Board Meeting.

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Landscape/Beautification:

Discussion about changing from Zeppa's. Mike looked at the contract and we need to cancel by December 31, 2016 in writing. Carol is getting a quote from N-Depth Property. (Owner is a resident in Countryside). Will discuss further at February Meeting.

Bylaws:

Nathaniel Blair is going to take over this responsibility.

Social Committee:

No new business.

Corresponding Secretary:

Nathaniel will be responsible for Neighborhood Directory.

Membership/Publicity:

Carol shared that a new house sold on Meadowland. She will visit when new neighbors move in.

Traffic/Safety:

Chuck discussed additional safety patrols by the Oldham County Sheriff. He would like AM Patrols because people are speeding through the neighborhood at the same time the School Buses are due.

Mike made motion to add 1 hour 7:30 am to 8:30 am the 1st and 2nd week of the month. Also to include some flexibility on times (not quantity of hours) of Day for Chuck to negotiate with Oldham County Sheriff's Department. Anita Seconded.

Roads/Drainage – No new business

Arch Control/Land Use Restrictions:

No report.

Accounts Payable:

1) Matthew Cornell	\$128.00
2) Zeppa	\$399.00
3) Custom Turf	\$153.50
4) Hebel Irrigation	\$257.99
5) AM Electric	\$ 20.09
6) Carol Shuffett	\$205.11

Nathaniel made a motion to issue Christmas Gifts to the Garbage men. Same as last year \$25.00 each. Mike Seconded.

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

The meeting was adjourned at 9:05 p.m. The motion was made by Eric and seconded by Mike.

Respectfully submitted by Carol Shuffett.

7:57 AM

12/07/16

Cash Basis

Countryside Homeowners Association
Balance Sheet
As of November 30, 2016

Nov 30, 16

ASSETS	
Current Assets	
Checking/Savings	
PNC BANK	21,037.04
Total Checking/Savings	21,037.04
Accounts Receivable	
Accounts Receivable	-750.00
Total Accounts Receivable	-750.00
Total Current Assets	20,287.04
TOTAL ASSETS	<u>20,287.04</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	17,797.71
Net Income	2,489.33
Total Equity	20,287.04
TOTAL LIABILITIES & EQUITY	<u>20,287.04</u>

8:00 AM
12/07/16
Cash Basis

Countyside Homeowners Association Profit & Loss Prev Year Comparison January through November 2016

	Jan - Nov 16	Jan - Nov 15	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	0.00	95.84	-95.84	-100.0%
General Fund	15,799.23	15,061.01	738.22	4.9%
Land Use Assessment	1,390.77	1,442.16	-51.39	-3.6%
Recycling Service	0.00	11.62	-11.62	-100.0%
Total Income	17,190.00	16,610.43	579.57	3.5%
Other Inc	30.00	84.52	-54.52	-64.5%
Total Income	17,220.00	16,694.95	525.05	3.2%
Expense				
Accounting Services				
CHA Expenses	215.28	0.00	215.28	100.0%
Administrative				
Checks	0.00	67.70	-67.70	-100.0%
Commercial Insurance	1,428.61	1,413.61	15.00	1.1%
Compilation	650.00	600.00	50.00	8.3%
Copies	47.07	52.93	-5.86	-11.1%
Incorporation Fee	15.00	15.00	0.00	0.0%
Postal	109.00	203.00	-94.00	-46.3%
Administrative - Other	0.00	65.28	-65.28	-100.0%
Total Administrative	2,249.68	2,417.52	-167.84	-6.9%
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	5,139.00	2,320.00	2,819.00	121.5%
Sprinkler Maintenance	0.00	345.94	-345.94	-100.0%
Weed Control	303.50	267.50	36.00	13.5%
Total Landscaping	5,442.50	3,366.41	2,076.09	61.7%
Special Projects/Repairs/Misc				
Police Patrol	1,408.00	1,408.00	0.00	0.0%
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	1,408.00	1,686.08	-278.08	-16.5%

8:00 AM
12/07/16
Cash Basis

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

	Jan - Nov 16	Jan - Nov 15	\$ Change	% Change
Utilities				
Electricity	4,200.51	4,044.34	156.17	3.9%
Water	774.85	1,449.40	-674.55	-46.5%
Total Utilities	<u>4,975.36</u>	<u>5,493.74</u>	<u>-518.38</u>	<u>-9.4%</u>
Total CHA Expenses	<u>14,515.39</u>	<u>13,218.29</u>	<u>1,297.10</u>	<u>9.8%</u>
Total Expense	<u>14,730.67</u>	<u>13,218.29</u>	<u>1,512.38</u>	<u>11.4%</u>
Net Ordinary Income	<u>2,489.33</u>	<u>3,476.66</u>	<u>-987.33</u>	<u>-28.4%</u>
Net Income	<u>2,489.33</u>	<u>3,476.66</u>	<u>-987.33</u>	<u>-28.4%</u>

Countryside Homeowners Association Profit & Loss Prev Month Comparison November 2016

	Nov 16	Nov 15	\$ Change	% Change
Ordinary Income/Expense				
Income				
General Fund	0.00	27.69	-27.69	-100.0%
Land Use Assessment	0.00	2.31	-2.31	-100.0%
Total Income	0.00	30.00	-30.00	-100.0%
Total Income	0.00	30.00	-30.00	-100.0%
Expense				
CHA Expenses				
Landscaping	399.00	120.00	279.00	232.5%
Mowing	0.00	128.45	-128.45	-100.0%
Sprinkler Maintenance	399.00	248.45	150.55	60.6%
Total Landscaping				
Special Projects/Repairs/Misc				
Police Patrol	128.00	128.00	0.00	0.0%
Total Special Projects/Repairs/Misc	128.00	128.00	0.00	0.0%
Utilities				
Electricity	334.20	401.68	-67.48	-16.8%
Water	163.37	112.54	50.83	45.2%
Total Utilities	497.57	514.22	-16.65	-3.2%
Total CHA Expenses	1,024.57	890.67	133.90	15.0%
Total Expense	1,024.57	890.67	133.90	15.0%
Net Ordinary Income	-1,024.57	-860.67	-163.90	-19.0%
Net Income	-1,024.57	-860.67	-163.90	-19.0%