

Countryside Homeowners Association
Board Meeting Minutes
Tuesday, April 5, 2016

Call to Order:

The quarterly meeting for April was held at the Harrods Creek Fire Department and was called to order at 7:02 pm with a quorum present.

Attendees:

Chuck Culp, Dawn Graviss, Carol Shuffett, Joan Campbell, Eric Welenken, Linda Probus, Rebecca Miller and Nathaniel Blair

Absent: Mike Schafer

Minutes:

February minutes were reviewed. Carol moved to accept and Rebecca seconded. The vote was unanimous and the motion passed.

President's Comments: His main concern was getting the lawn taken care of.

Treasurer's Report/Accounts Payable: Eric provided the Treasurer report for March 2016. Nathaniel moved to accept and Rebecca seconded. The vote was unanimous and the motion passed. Eric is to let Chuck know who still owes the \$10. Nathaniel inquired to Eric about using PayPal for residents to pay dues. Eric is not interested in using.

Committee Reports:

Special Projects/Garbage – Carol to contact Waste Management regarding concerns that residents had raised about the garbage and recycling men not completely emptying and throwing lids and bins in yard.

Landscape/Beautification – Linda – Carol inquired about where the pipes/irrigation system is located within Countryside. Can we work on getting a diagram of the locations of irrigation system? Carol made a motion to accept the contract for Hebel Irrigation and Eric seconded. The vote was unanimous and the motion passed. Carol made a motion to accept Zeppa's proposal of \$4790 with changes and Nathaniel seconded. The vote was unanimous and the motion passed. If Linda could not get the contract approved with corrections the board would have to vote again to approve. Carol inquired to Linda about getting Zeppa's to also care for the service road area. Carol to bring a copy of the Turf Green contract. Linda to also inquire to Zeppa's about replacing dead bush by the 329 entrances.

Bylaws – Mike – no report

Social Committee – Nathaniel – The social has been scheduled for July 9th. Linda to inquire to residents on Sunny Slope about having on the cul-de-sac. Chuck will also check with Allison and Diana about having on Meadowland in front of their house. The menu for the event is hot dogs, bratwursts, potato salad, chips and lemonade. We will work on having the fire truck and snow cone machine.

Membership/Publicity – Carol/Rebecca – Carol to work with Eric to get information to realtor on Sunnybrooke.

Traffic/Safety – Mike – no report

Roads/Drainage – Chuck- no report

Arch Control/Land Use Restrictions – Mike - no report

Unfinished Business:

- Items to include in the Neighborhood Update – items to report to the board if adding an addition, building and fence to property are hand drawings, dimensions and type of materials. Other items discussed were summer safety, picking up after dog and the social.

New Business:

-Lot 159 (Ford last name) – provided a letter to Eric stating Countryside does not address drainage issues in Countryside. Chuck shared that we are not responsible but MSD is responsible. Someone from the board is going to respond to let the homeowner know whom to contact at MSD to address his issues. He stated that he was not going to pay his dues until we addressed the issue. Chuck has a copy of the documentation that Mr. Ford provided to the board.

-House for Sale on Sunnybrooke is in arrears. Carol and Eric will let the realtor know what is owed.

Accounts Payable:

1. Custom Turf Care - \$75.00
2. Kentucky State Treasurer - \$15.00
3. Matt Cornell - \$128.00 (April), \$128.00 (May)

The meeting was adjourned at 8:20 pm. The motion was made by Linda and seconded by Rebecca.

Respectfully submitted by Dawn Graviss

10:23 PM
04/04/16
Cash Basis

Countryside Homeowners Association
Balance Sheet
As of March 31, 2016

	<u>Mar 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
PNC BANK	<u>31,627.86</u>
Total Checking/Savings	<u>31,627.86</u>
Accounts Receivable	
Accounts Receivable	<u>-490.00</u>
Total Accounts Receivable	<u>-490.00</u>
Total Current Assets	<u>31,137.86</u>
TOTAL ASSETS	<u><u>31,137.86</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	<u>17,797.71</u>
Net Income	<u>13,340.15</u>
Total Equity	<u>31,137.86</u>
TOTAL LIABILITIES & EQUITY	<u><u>31,137.86</u></u>

Average \$15000 - \$19000.

Countryside Homeowners Association Profit & Loss Prev Month Comparison March 2016

	Mar 16	Mar 15	\$ Change	% Change
Ordinary Income/Expense				
Income				
General Fund	720.00	706.15	13.85	2.0%
Land Use Assessment	60.00	58.85	1.15	2.0%
Total Income	780.00	765.00	15.00	2.0%
Other Inc	0.00	15.00	-15.00	-100.0%
Total Income	780.00	780.00	0.00	0.0%
Expense				
CHA Expenses				
Landscaping	0.00	129.54	-129.54	-100.0%
Sprinkler Maintenance	0.00	129.54	-129.54	-100.0%
Total Landscaping	0.00	129.54	-129.54	-100.0%
Special Projects/Repairs/Misc				
Police Patrol	256.00	128.00	128.00	100.0%
Total Special Projects/Repairs/Misc	256.00	128.00	128.00	100.0%
Utilities				
Electricity	359.33	361.22	-1.89	-0.5%
Water	31.02	29.24	1.78	6.1%
Total Utilities	390.35	390.46	-0.11	0.0%
Total CHA Expenses	646.35	648.00	-1.65	-0.3%
Total Expense	646.35	648.00	-1.65	-0.3%
Net Ordinary Income	133.65	132.00	1.65	1.3%
Net Income	133.65	132.00	1.65	1.3%

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

	Jan - Mar 16	Jan - Mar 15	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	0.00	54.00	-54.00	-100.0%
General Fund	13,823.86	12,990.84	833.02	6.4%
Land Use Assessment	1,226.14	1,189.16	36.98	3.1%
Total Income	15,050.00	14,234.00	816.00	5.7%
Other Inc	10.00	35.00	-25.00	-71.4%
Total Income	15,060.00	14,269.00	791.00	5.5%
Expense				
CHA Expenses				
Administrative				
Postal	0.00	98.00	-98.00	-100.0%
Total Administrative	0.00	98.00	-98.00	-100.0%
Landscaping				
Sprinkler Maintenance	0.00	129.54	-129.54	-100.0%
Weed Control	0.00	133.75	-133.75	-100.0%
Total Landscaping	0.00	263.29	-263.29	-100.0%
Special Projects/Repairs/Misc				
Police Patrol	512.00	384.00	128.00	33.3%
Repairs	0.00	178.13	-178.13	-100.0%
Lighting Repair	0.00	178.13	-178.13	-100.0%
Total Repairs	0.00	362.13	-362.13	-100.0%
Total Special Projects/Repairs/Misc	512.00	562.13	-50.13	-8.9%
Utilities				
Electricity	1,146.89	1,086.69	60.20	5.5%
Water	60.96	84.62	-23.66	-28.0%
Total Utilities	1,207.85	1,171.31	36.54	3.1%
Total CHA Expenses	1,719.85	2,094.73	-374.88	-17.9%
Total Expense	1,719.85	2,094.73	-374.88	-17.9%
Net Ordinary Income	13,340.15	12,174.27	1,165.88	9.6%
Net Income	13,340.15	12,174.27	1,165.88	9.6%

Countryside Homeowners Association A/R Aging Summary As of April 4, 2016

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
091-F-Balze	0.00	0.00	0.00	130.00	1,058.00	1,188.00
109-F-Brown	0.00	0.00	0.00	130.00	478.00	608.00
023-FR-Brewer	0.00	0.00	0.00	130.00	0.00	130.00
003-F-Hashim	0.00	0.00	0.00	130.00	0.00	130.00
008-FR-Schafer	0.00	0.00	0.00	10.00	0.00	10.00
009-F-BLAI	0.00	0.00	0.00	130.00	0.00	130.00
024-F-Bradley	0.00	0.00	0.00	10.00	0.00	10.00
035-LUA-White	0.00	0.00	0.00	0.00	-5.00	-5.00
041-F-Kuntz	0.00	0.00	0.00	130.00	0.00	130.00
047-F-McKinney	0.00	0.00	0.00	130.00	0.00	130.00
048-FR-Geith	0.00	0.00	0.00	125.00	0.00	125.00
049-F-Petitean	0.00	0.00	0.00	130.00	265.00	395.00
050-LUA-Auberry	0.00	0.00	0.00	10.00	135.00	145.00
054-F-Onkst	0.00	0.00	0.00	130.00	130.00	260.00
065-F-RIEHL	0.00	0.00	0.00	130.00	265.00	395.00
069-F-INMAN	-130.00	0.00	0.00	0.00	0.00	-130.00
072-F-Bradley	0.00	0.00	0.00	130.00	265.00	395.00
080-F-Branstein	0.00	0.00	0.00	130.00	0.00	130.00
082-F-Coleman	0.00	0.00	0.00	130.00	395.00	525.00
085-F-Scialli	0.00	0.00	0.00	-2.00	0.00	-2.00
089-F-Lewis	0.00	0.00	0.00	130.00	130.00	260.00
091-TERMF-Hamati	0.00	0.00	0.00	0.00	94.00	94.00
095-F-Norton	0.00	0.00	0.00	130.00	0.00	130.00
096-F-Johnson	0.00	0.00	0.00	0.00	5.00	5.00
097-FR-Burch	0.00	0.00	0.00	130.00	0.00	130.00
099-FR-Jones	0.00	0.00	0.00	130.00	0.00	130.00
106-F-Shemwell	0.00	0.00	0.00	130.00	395.00	525.00
107-Corbin	0.00	0.00	-130.00	0.00	0.00	-130.00
111-F-Kern	0.00	0.00	0.00	90.00	0.00	90.00
120-F-Jamison	0.00	0.00	0.00	130.00	0.00	130.00
121-F-Sutton	0.00	0.00	0.00	130.00	0.00	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	130.00	130.00	260.00
132-FR-Foy	0.00	0.00	0.00	130.00	0.00	130.00
133-F-Davies	0.00	0.00	0.00	0.00	-30.00	-30.00
134-F-Ford	0.00	0.00	0.00	115.00	0.00	115.00
136-F-Winstead	0.00	0.00	0.00	130.00	0.00	130.00
137-F-Will	0.00	0.00	0.00	0.00	0.00	0.00
140-F-Capsel	0.00	0.00	0.00	130.00	145.00	275.00
143-FR-Lashley	0.00	0.00	0.00	130.00	0.00	130.00
150-F-Schaad	0.00	0.00	0.00	120.00	0.00	120.00
151-F-Grankin	0.00	0.00	0.00	10.00	0.00	10.00
155-FR-Samuelson	0.00	0.00	0.00	0.00	135.00	135.00
159-F-Ford	0.00	0.00	0.00	130.00	473.00	603.00
TOTAL	-130.00	0.00	-130.00	3,868.00	4,463.00	8,071.00