

Countryside Homeowners Association  
Board Meeting Minutes  
Tuesday, June 7, 2016

**Call to Order:**

The quarterly meeting for June was held at the Harrods Creek Fire Department and was called to order at 7:10 p.m. with a quorum present.

**Attendees:**

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

**Absent:** Mike Schafer and Linda Probus

**Minutes:**

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

**President's Comments:** Thanks!

**Treasurer's Report/Accounts Payable:** Eric provided the Treasurer report. Nathaniel moved to accept and Rebecca seconded. The vote was unanimous and the motion passed. A board member mentioned that a resident maybe paying for LG&E neighborhood light. Eric will check the LG&E bill to see and let the board know.

**Committee Reports:**

Special Projects/Garbage – Carol spoke with Waste Management regarding trash bins. They are \$2.00 per month to rent. Tim McNally at Waste Management to contact Carol regarding issues she needed addressed. She informed the board that she was seeing improvements.

Landscape/Beautification – Linda was absent. Chuck shared that the lawn and shrubs looked the best that they had in awhile. Chuck contacted Phil Schaad regarding his lawn and the growth. At the time of the board meeting, Chuck shared that his lawn had been mowed. Chuck spoke with Oldham County regarding the drainage issue. Chuck will contact Mr. Ford regarding the information received.

Bylaws – Mike – absent – no report

Social Committee – Nathaniel shared the picnic is scheduled for July 9<sup>th</sup>. Nathaniel will reach out to Linda Probus to find out if she had inquired to residents and the use of Sunny Slope Way. Carol has reserved the snow cone machine and purchased cups and syrup (grape and cherry). Nathaniel to check with John Schaller regarding BBQ and will get back with the board. Nathaniel shared that 7 residents had responded to the inquiry regarding the directory.

Membership/Publicity – Carol/Rebecca – Rebecca shared she is working on the Countryside Focus and it will be out soon to residents. Carol shared that 2 houses had sold and currently 1 for sale by owner.

Traffic/Safety – Chuck – no activity

Roads/Drainage – no report

Arch Control/Land Use Restrictions – Nathaniel to review and get with Mike regarding information from previous meetings and any updates.

**Unfinished Business:**

- Include in the Communicator information regarding restrictions when building fences, additions, and any big updates to property.

**New Business:**

- Mike Schafer has missed 3 meetings and has been excused by the board and President.
- Eric brought up about dissolving Countryside and starting a new homeowners association to allow for new bylaws. This is to be discussed further due to the deeds of the property.

**Accounts Payable:**

1. Matt Cornell - \$128.00
2. Zeppa's - \$2394.00 (6 months)
3. Custom Lawns Turf - \$75.00

The meeting was adjourned at 8:40 pm. The motion was made by Eric and seconded by Carol.

Respectfully submitted by Dawn Graviss

8:28 AM  
05/31/16  
Cash Basis

**Countryside Homeowners Association**  
**Balance Sheet**  
**As of May 31, 2016**

	<u>May 31, 16</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
PNC BANK	<u>30,634.66</u>
Total Checking/Savings	<u>30,634.66</u>
Accounts Receivable	
Accounts Receivable	<u>-620.00</u>
Total Accounts Receivable	<u>-620.00</u>
Other Current Assets	
Undeposited Funds	<u>120.00</u>
Total Other Current Assets	<u>120.00</u>
Total Current Assets	<u>30,134.66</u>
<b>TOTAL ASSETS</b>	<u><b>30,134.66</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	17,797.71
Net Income	<u>12,336.95</u>
Total Equity	<u>30,134.66</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>30,134.66</b></u>



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

	May 16	May 15	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	0.00	41.64	-41.64	-100.0%
General Fund	156.92	234.23	-77.31	-33.0%
Land Use Assessment	13.08	82.99	-69.91	-84.2%
Recycling Service	0.00	11.62	-11.62	-100.0%
Total Income	170.00	370.48	-200.48	-54.1%
Other Inc	10.00	19.52	-9.52	-48.8%
Total Income	180.00	390.00	-210.00	-53.9%
Expense				
CHA Expenses				
Administrative				
Commercial Insurance	1,187.00	0.00	1,187.00	100.0%
Postal	49.00	0.00	49.00	100.0%
Total Administrative	1,236.00	0.00	1,236.00	100.0%
Landscaping				
Mowing	0.00	1,200.00	-1,200.00	-100.0%
Total Landscaping	0.00	1,200.00	-1,200.00	-100.0%
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	0.00 *	359.66	-359.66	-100.0%
Water	15.89	30.66	-14.77	-48.2%
Total Utilities	15.89	390.32	-374.43	-95.9%
Total CHA Expenses	1,379.89	1,718.32	-338.43	-19.7%
Total Expense	1,379.89	1,718.32	-338.43	-19.7%
Net Ordinary Income	-1,199.89	-1,328.32	128.43	9.7%
Net Income	-1,199.89	-1,328.32	128.43	9.7%

8:31 AM

05/31/16

Cash Basis

# Countryside Homeowners Association

## Profit & Loss Prev Year Comparison

### January through May 2016

	Jan - May 16	Jan - May 15	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	0.00	95.64	-95.64	-100.0%
General Fund	14,811.55	13,225.07	1,586.48	12.0%
Land Use Assessment	1,308.45	1,272.15	36.30	2.9%
Recycling Service	0.00	11.62	-11.62	-100.0%
Total Income	16,120.00	14,604.48	1,515.52	10.4%
Other Inc	25.00	54.52	-29.52	-54.2%
Total Income	16,145.00	14,659.00	1,486.00	10.1%
Expense				
CHA Expenses				
Administrative				
Commercial Insurance	1,187.00	1,187.00	0.00	0.0%
Incorporation Fee	15.00	15.00	0.00	0.0%
Postal	49.00	98.00	-49.00	-50.0%
Total Administrative	1,251.00	1,300.00	-49.00	-3.8%
Landscaping				
Mowing	0.00	1,200.00	-1,200.00	-100.0%
Sprinkler Maintenance	0.00	129.54	-129.54	-100.0%
Weed Control	75.00	133.75	-58.75	-43.9%
Total Landscaping	75.00	1,463.29	-1,388.29	-94.9%
Special Projects/Repairs/Misc				
Police Patrol	768.00	640.00	128.00	20.0%
Repairs				
Lighting Repair	0.00	178.13	-178.13	-100.0%
Total Repairs	0.00	178.13	-178.13	-100.0%
Total Special Projects/Repairs/Misc	768.00	818.13	-50.13	-6.1%
Utilities				
Electricity	1,590.29	1,807.35	-217.06	-12.0%
Water	123.76	144.88	-21.12	-14.6%
Total Utilities	1,714.05	1,952.23	-238.18	-12.2%
Total CHA Expenses	3,808.05	5,533.65	-1,725.60	-31.2%
Total Expense	3,808.05	5,533.65	-1,725.60	-31.2%
Net Ordinary Income	12,336.95	9,125.35	3,211.60	35.2%
Net Income	12,336.95	9,125.35	3,211.60	35.2%

**Countryside Homeowners Association**  
**A/R Aging Summary**  
As of May 31, 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
008-FR-Schafer	0.00	0.00	0.00	0.00	10.00	10.00
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	0.00	0.00	0.00	0.00	130.00	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	-130.00	0.00	395.00	395.00
069-F-INMAN	0.00	0.00	0.00	0.00	0.00	-130.00
072-F-Bradley	0.00	0.00	0.00	0.00	395.00	395.00
080-F-Branstein	0.00	0.00	0.00	0.00	130.00	130.00
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
095-F-Norton	0.00	0.00	0.00	0.00	10.00	10.00
096-F-Johnson	0.00	0.00	0.00	0.00	5.00	5.00
097-FR-Burch	0.00	0.00	0.00	0.00	130.00	130.00
099-FR-Jones	0.00	0.00	0.00	0.00	130.00	130.00
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	60.00	60.00
120-F-Jamison	0.00	0.00	0.00	0.00	130.00	130.00
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
134-F-Ford	0.00	0.00	0.00	0.00	115.00	115.00
136-F-Winstead	0.00	0.00	0.00	0.00	130.00	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	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>0.00</b>	<b>0.00</b>	<b>-130.00</b>	<b>0.00</b>	<b>7,521.00</b>	<b>7,391.00</b>