

Countryside Homeowners Association

Board Meeting Minutes

Tuesday, August 2, 2016

Call to Order:

The Bi-Monthly meeting for August was held at the Harrods Creek Fire Department and was called to order at 7:04 p.m. with a quorum present.

Attendees:

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

Absent:

Mike Schafer, Dawn Graviss, Samantha Corbin, and Brent Corbin

Minutes:

June minutes were reviewed. Nathaniel moved to accept and Linda seconded. The vote was unanimous and the motion passed.

President Comments:

- 1) Introduced – Anita Link New Board Member, 1-502-810-4808 amlink11@gmail.com
- 2) Lien Discussion about placing Liens on houses not paying their Dues. Nathaniel to place info on Face Book. Eric putting info on past due invoices. Linda made motion to take Past Due Neighbors to Small Claims Court. However, only after Notification. Seconded by Anita Link.
- 3) Chuck suggests changing from Sheriff to Oldham County for our additional Security.

Treasurer's Report/Accounts Payable:

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

Eric shared the Audit and Statements for December 31, 2015, is completed.

New Projections:

Due to the level of time required to administer statements and payments. Going forward the Treasurer's Garbage Fees will be reimbursed. Chuck said this was a practice, in the past, and should be reestablished. Rebecca Made a Motion, Nathaniel Seconded. Motion passed. Eric Abstained.

Special Projects:

Discussion about forming committee to tackle problem of unpaid dues.

Garbage:

Tim McNally has contacted Carol about renegotiating our Contract. He was to follow up with info and new rates. Waste Management wants to go down to one garbage pick up a week. Tim McNally has not come forward with any additional information. Carol will contact him in January, as the contract ends in June. Carol will contact ID (Oldham County Vendor) to get info on their rates and services. Nathaniel to post on Face book about recycling to get more people involved.

Landscape/Beautification:

Linda shared that she had a contract offer from Zeppa's to remove Dead Tree at the entrance of 42 for \$750. Linda made a motion to remove tree, Joan seconded.

Linda is going to form a committee to put together a 5-year plan to redo plants at both entrances and a plan to preserve the trees.

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Bylaws:

Mike absent.

Article 5.1 calls for 11 Board Members we could have 13.

Motion made by Eric to forego Article 5.1 to suspend rule to Amend 11 to 13 Board Members. Nathaniel seconded.

Social Committee:

Board agreed the Picnic was great. Best attendance in many years.

Nathaniel created a spread sheet of Vendors, Telephone Numbers, amount of food purchased, in an effort, to be more efficient and provide guidance for future years. Copy will be given to Secretary.

Membership/Publicity:

Carol shared there are 5 houses for sale, 1 has sold, 3 still available by realtor, and 1 for sale by owner.

Also discussed procedures for meeting new neighbors and contacting Realtors.

Traffic/Safety:

Chuck shared there has been several burglaries to vehicles. Nathaniel said people were also posting on Face book about break in to cars.

Roads/Drainage – No report

Arch Control/Land Use Restrictions:

Mike absent – no report

Accounts Payable:

1) Zeppa's	\$399.00	Mowing
2) Matthew Cornell	\$128.00	Police Patrol
3) Customer Turf Care	\$ 76.75	Weed Control
4) Carol Shuffett	\$315.88	Special Event
5) Rebecca Miller	\$ 47.07	Copies
6) Welenken CPAs	\$650.00	Compilation

The meeting was adjourned at 8:53 p.m. The motion was made by Eric and seconded by Carol.

Respectfully submitted by Carol Shuffett in Dawn's Absence.

11:20 PM
08/01/16
Cash Basis

Countryside Homeowners Association
Balance Sheet
As of July 31, 2016

	<u>Jul 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
PNC BANK	<u>26,884.84</u>
Total Checking/Savings	<u>26,884.84</u>
Accounts Receivable	
Accounts Receivable	<u>-620.00</u>
Total Accounts Receivable	<u>-620.00</u>
Total Current Assets	<u>26,264.84</u>
TOTAL ASSETS	<u>26,264.84</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	<u>17,797.71</u>
Net Income	<u>8,467.13</u>
Total Equity	<u>26,264.84</u>
TOTAL LIABILITIES & EQUITY	<u>26,264.84</u>

Countryside Homeowners Association Profit & Loss Prev Month Comparison July 2016

	Jul 16	Jul 15	\$ Change	% Change
Ordinary Income/Expense				
Income				
General Fund	226.15	240.00	-13.85	-5.8%
Land Use Assessment	18.85	20.00	-1.15	-5.8%
Total Income	245.00	260.00	-15.00	-5.8%
Other Inc	0.00	5.00	-5.00	-100.0%
Total Income	245.00	265.00	-20.00	-7.6%
Expense				
CHA Expenses				
CHA Event	0.00	195.70	-195.70	-100.0%
Special Event	0.00	195.70	-195.70	-100.0%
Total CHA Event	0.00	195.70	-195.70	-100.0%
Landscaping				
Mowing	399.00	460.00	-61.00	-13.3%
Total Landscaping	399.00	460.00	-61.00	-13.3%
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	376.43	361.18	15.25	4.2%
Water	202.72	350.06	-147.34	-42.1%
Total Utilities	579.15	711.24	-132.09	-18.6%
Total CHA Expenses	1,106.15	1,494.94	-388.79	-26.0%
Total Expense	1,106.15	1,494.94	-388.79	-26.0%
Net Ordinary Income	-861.15	-1,229.94	368.79	30.0%
Net Income	-861.15	-1,229.94	368.79	30.0%

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

	Jan - Jul 16	Jan - Jul 15	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	0.00	95.64	-95.64	-100.0%
General Fund	15,397.70	14,369.68	1,028.02	7.2%
Land Use Assessment	1,357.30	1,367.54	-10.24	-0.8%
Recycling Service	0.00	11.62	-11.62	-100.0%
Total Income	16,755.00	15,844.48	910.52	5.8%
Other Inc	30.00	79.52	-49.52	-62.3%
Total Income	16,785.00	15,924.00	861.00	5.4%
Expense				
CHA Expenses				
Administrative	1,187.00	1,187.00	0.00	0.0%
Commercial Insurance	0.00	31.54	-31.54	-100.0%
Copies	15.00	15.00	0.00	0.0%
Incorporation Fee	49.00	98.00	-49.00	-50.0%
Postal				
Total Administrative	1,251.00	1,331.54	-80.54	-6.1%
CHA Event				
Special Event	0.00	195.70	-195.70	-100.0%
Total CHA Event	0.00	195.70	-195.70	-100.0%
Landscaping				
Fall Planting	0.00	127.17	-127.17	-100.0%
Fertilizer/Lime Application	0.00	151.75	-151.75	-100.0%
Mowing	2,793.00	1,720.00	1,073.00	62.4%
Sprinkler Maintenance	0.00	217.49	-217.49	-100.0%
Weed Control	150.00	267.50	-117.50	-43.9%
Total Landscaping	2,943.00	2,483.91	459.09	18.5%
Special Projects/Repairs/Misc				
Police Patrol	1,024.00	896.00	128.00	14.3%
Repairs	0.00	178.13	-178.13	-100.0%
Lighting Repair	0.00	178.13	-178.13	-100.0%
Total Repairs	0.00	1,074.13	-1,074.13	-4.7%
Total Special Projects/Repairs/Misc	1,024.00	1,074.13	-50.13	-4.7%

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

	Jan - Jul 16	Jan - Jul 15	\$ Change	% Change
Utilities				
Electricity	2,728.57	2,529.79	198.78	7.9%
Water	371.30	612.84	-241.54	-39.4%
Total Utilities	3,099.87	3,142.63	-42.76	-1.4%
Total CHA Expenses	8,317.87	8,227.91	89.96	1.1%
Total Expense	8,317.87	8,227.91	89.96	1.1%
Net Ordinary Income	8,467.13	7,696.09	771.04	10.0%
Net Income	8,467.13	7,696.09	771.04	10.0%

Countryside Homeowners Association A/R Aging Summary As of August 1, 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-Geeth	0.00	0.00	0.00	0.00	125.00	125.00
049-F-Petitean	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
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
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
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
TOTAL	0.00	0.00	0.00	0.00	6,756.00	6,756.00