

Countryside Homeowners Association
Board Meeting Minutes
Tuesday, October 2, 2012

Call to Order:

The monthly meeting for October was held at the North Oldham Fire Department and was called to order at 7:05 pm with a quorum present.

Attendees:

Linda Hestand, Dawn Graviss, Eric Welenken, Mike Schafer, Christi Leonard and Cathy Miller

Absent: Chuck Culp

Minutes:

September minutes were reviewed. Eric moved to accept and Cathy seconded. The vote was unanimous and the motion passed with one abstention.

President's Comments: Welcome Christi Leonard to the Board Meeting.

Treasurer's Report/Accounts Payable: Eric provided September report. Dawn moved to accept the Treasurer's report for September and Cathy seconded. The vote was unanimous and the motion passed. Mike requested from Eric to let us know at the next meeting what the -\$1346.07 Income - Other on Profit & Loss Previous Month/Previous Year Comparison Report for September 2011/Jan – Sept. 11 represented.

Committee Reports:

Special Projects/Garbage – Linda wants to turn garbage billing over to Waste Management. They would be much more efficient in stopping and starting pickup and will not charge any extra fees. Board discussed collecting CHA dues annually instead of quarterly in the future. Board agreed to turn over the billing component to Waste Management beginning January 1, 2013. We will let our residents know about the coming change at our general meeting on Nov. 12 and will put it in a newsletter.

Landscape/Beautification – Linda shared with board that Josh is still planning to grind the stump that he cut down at the back entrance. Linda is going to inquire with Josh about fees for trimming bushes.

Bylaws – Chuck – None

Social Committee – Cathy purchased bowls for the chili cook-off. Cathy is planning to purchase cheese, onions and Fritos. Cathy stated that the face book page had become a page to complain about dog issues. Good response for the dog tags that she ordered and has delivered.

Membership/Publicity – Dawn is planning to work on the new directory.

Traffic/Safety – None

Roads/Drainage – None

Arch Control/Land Use Restrictions – None

Unfinished Business:

- Linda will contact OCPD to see about shifting our extra hours to overnight.
- The board discussed about signs to advertise meetings/socials. Eric and Christi shared to check Lowes and Home Depot to see what might be available that is not too expensive. Cathy was using own realtor signs.

New Business:

- Cathy made a motion to appoint Christi Leonard to the board to fill a vacant position. Dawn moved to accept the motion and Eric seconded. The vote was unanimous and the motion passed.

Accounts Payable:

- 1) Waste Management – \$2548.84
- 2) Matthew Cornell - \$120.00
- 3) Oldham County Fiscal Court –? (To be paid when received)
- 4) Lawn Pros -? (To be paid when received)

Dawn moved to pay all outstanding bills (including Oldham County Fiscal Court and Lawn Pros when bills are received) presented to the board and Cathy seconded. The vote was unanimous and the motion passed.

The meeting was adjourned at 8:22 pm. The motion was made by Cathy and seconded by Eric.

Respectfully submitted by Dawn Graviss

Countryside Homeowners Association

Balance Sheet

As of September 30, 2012

Cash Basis

	<u>Sep 30, 12</u>
ASSETS	
Current Assets	
Checking/Savings	
PNC BANK	<u>13,082.87</u>
Total Checking/Savings	<u>13,082.87</u>
Accounts Receivable	
Accounts Receivable	<u>-677.00</u>
Total Accounts Receivable	<u>-677.00</u>
Total Current Assets	<u>12,405.87</u>
TOTAL ASSETS	<u>12,405.87</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	<u>10,383.07</u>
Net Income	<u>2,022.80</u>
Total Equity	<u>12,405.87</u>
TOTAL LIABILITIES & EQUITY	<u>12,405.87</u>

5:12 PM

10/02/12

Cash Basis

Countryside Homeowners Association

Profit & Loss Prev Month Comparison

September 2012

	Sep 12	Sep 11	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	2,088.00	2,790.64	-702.64	-25.2%
General Fund	1,190.00	2,926.43	-1,736.43	-59.3%
Income - Other	0.00	-1,346.07	1,346.07	100.0%
Total Income	3,278.00	4,371.00	-1,093.00	-25.0%
Other Inc	45.00	40.00	5.00	12.5%
Total Income	3,323.00	4,411.00	-1,088.00	-24.7%
Expense				
CHA Expenses				
Administrative				
Compilation	450.00	450.00	0.00	0.0%
Postal	52.00	42.00	10.00	23.8%
Supplies	0.00	140.85	-140.85	-100.0%
Tax Return	450.00	450.00	0.00	0.0%
Total Administrative	952.00	1,082.85	-130.85	-12.1%
CHA Event				
Special Event	7.59	0.00	7.59	100.0%
Total CHA Event	7.59	0.00	7.59	100.0%
Landscaping				
Mowing	280.00	0.00	280.00	100.0%
Total Landscaping	280.00	0.00	280.00	100.0%
Sanitation Services				
Fuel Sur-Charge	0.00	0.00	0.00	0.0%
Garbage Service	2,191.00	2,191.00	0.00	0.0%
Recycling Service	357.84	357.84	0.00	0.0%
Total Sanitation Services	2,548.84	2,548.84	0.00	0.0%
Special Projects/Repairs/Misc				
Police Patrol	129.72	131.01	-1.29	-1.0%
Repairs				
Lighting Repair	0.00	201.50	-201.50	-100.0%
Total Repairs	0.00	201.50	-201.50	-100.0%
Total Special Projects/Repairs/Misc	129.72	332.51	-202.79	-61.0%

Countryside Homeowners Association
Profit & Loss Prev Month Comparison
September 2012

	Sep 12	Sep 11	\$ Change	% Change
Utilities				
Electricity	559.04	37.85	521.19	1,377.0%
Total Utilities	559.04	37.85	521.19	1,377.0%
Total CHA Expenses	4,477.19	4,002.05	475.14	11.9%
Total Expense	4,477.19	4,002.05	475.14	11.9%
Net Ordinary Income	-1,154.19	408.95	-1,563.14	-382.2%
Net Income	-1,154.19	408.95	-1,563.14	-382.2%

5:11 PM

10/02/12

Cash Basis

Countryside Homeowners Association

Profit & Loss Prev Year Comparison

January through September 2012

	Jan - Sep 12	Jan - Sep 11	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	22,477.40	22,264.88	212.52	1.0%
General Fund	12,955.24	14,088.75	-1,133.51	-8.1%
Insurance Settlement	0.00	4.10	-4.10	-100.0%
Land Use Assessment	1,009.36	934.58	74.78	8.0%
Income - Other	0.00	-1,346.07	1,346.07	100.0%
Total Income	36,442.00	35,946.24	495.76	1.4%
Other Inc	334.00	189.86	144.14	75.9%
Total Income	36,776.00	36,136.10	639.90	1.8%
Expense				
Advertising	58.00	0.00	58.00	100.0%
CHA Expenses				
Administrative				
Bank Fee	6.00	3.00	3.00	100.0%
Bonding	161.70	161.25	0.45	0.3%
Commercial Insurance	1,264.00	1,264.00	0.00	0.0%
Compilation	450.00	450.00	0.00	0.0%
Copies	8.48	108.90	-100.42	-92.2%
Incorporation Fee	15.00	15.00	0.00	0.0%
Postal	347.00	114.80	232.20	202.3%
Returned Check	0.00	6.00	-6.00	-100.0%
Supplies	249.46	211.49	37.97	18.0%
Tax Return	450.00	450.00	0.00	0.0%
Total Administrative	2,951.64	2,784.44	167.20	6.0%
CHA Event				
Christmas Contest	70.00	0.00	70.00	100.0%
Special Event	246.70	245.73	0.97	0.4%
CHA Event - Other	160.00	0.00	160.00	100.0%
Total CHA Event	476.70	245.73	230.97	94.0%
Landscaping				
Fertilizer/Lime Application	18.00	0.00	18.00	100.0%
Mowing	2,070.00	1,050.00	1,020.00	97.1%
Mulch & Installation	200.00	1,275.00	-1,075.00	-84.3%
Shrub & Tree Trimming	545.00	550.00	-5.00	-0.9%
Sprinkler Maintenance	617.12	385.70	231.42	60.0%
Weed Control	0.00	130.00	-130.00	-100.0%
Total Landscaping	3,450.12	3,390.70	59.42	1.8%

Countryside Homeowners Association

Profit & Loss Prev Year Comparison

January through September 2012

	Jan - Sep 12	Jan - Sep 11	\$ Change	% Change
Sanitation Services				
Fuel Sur-Charge	0.00	3,645.86	-3,645.86	-100.0%
Garbage Service	19,719.00	19,719.00	0.00	0.0%
Recycling Service	3,220.56	3,220.56	0.00	0.0%
Total Sanitation Services	22,939.56	26,585.42	-3,645.86	-13.7%
Special Projects/Repairs/Misc				
Police Patrol	1,141.78	1,173.93	-32.15	-2.7%
Repairs				
Lighting Repair	10.81	788.45	-777.64	-98.6%
Total Repairs	10.81	788.45	-777.64	-98.6%
Total Special Projects/Repairs/Misc	1,152.59	1,962.38	-809.79	-41.3%
Utilities				
Electricity	3,068.80	2,891.36	177.44	6.1%
Water	625.79	692.32	-66.53	-9.6%
Total Utilities	3,694.59	3,583.68	110.91	3.1%
Total CHA Expenses	34,665.20	38,552.35	-3,887.15	-10.1%
GIFTS	30.00	40.00	-10.00	-25.0%
Reconciliation Discrepancies	0.00	0.00	0.00	0.0%
Total Expense	34,753.20	38,592.35	-3,839.15	-10.0%
Net Ordinary Income	2,022.80	-2,456.25	4,479.05	182.4%
Net Income	2,022.80	-2,456.25	4,479.05	182.4%