

Countryside Homeowners Association

Board Meeting Minutes

Monday, May 14, 2012

Call to Order:

The monthly meeting for May was held at the North Oldham Fire Department and was called to order at 7:00 pm with a quorum present.

Attendees:

Linda Hestand, Dawn Graviss, Chuck Culp, Eric Welenken, Mike Schafer and Cathy Miller

Absent:

Minutes:

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

President's Comments: No comments

Treasurer's Report/Accounts Payable: Eric provided April report. Chuck moved to accept the treasurer's report for April and Cathy seconded. The vote was unanimous and the motion passed.

Committee Reports:

Special Projects/Garbage – None

Landscape/Beautification – Josh is doing a good job. Josh is charging \$30.00 each time he cuts the median area at Hwy 42. The Board agreed that was a good price.

Bylaws – Chuck – None

Social Committee – Cathy mentioned that she might have someone to assist with social event. Planning to have yard sale June 2st. She will put out on face book page. The board is considering holding a meeting at the social. Cathy to work on new date for social event. Cathy is planning to put signs at both entrances about Countryside's face book page. Linda shared with Cathy that last year's budget was about \$200 - \$300 for the social. Countryside would provide hot dogs, hamburgers, and potato salad.

Membership/Publicity – None

Traffic/Safety – Mike suggested to make the subdivision a roundabout. Hayfield and Meadowland a one way with a walking path. Chuck and Linda shared that the roads department would not approve due to being county roads.

Audit - extension filed for the 990.

Roads/Drainage – None

Arch Control/Land Use Restrictions – Mike shared information that he had typed up to go with next quarterly invoice. All board members to review and get responses and suggestions back to Mike by Thursday. Cathy discussed about putting information on Face book regarding the Land Use Restrictions.

Unfinished Business:

- 1) 4015 Hayfield Way – Linda to send letter to property owners regarding a neighbor's complaint of an over-grown back yard. The house is being rented.
- 2) Board discussed holding 1 annual meeting instead of 2 a year. To be voted on at next general meeting.
- 3) Board discussed changing quorum to 15 instead of 25. By-law change to be voted on also.

New Business:

- 1) July 14th is date for social event. 4-7 pm. Planning to have birds, fire truck, etc.
- 2) Eric brought up about curbing at 329 entrance crumbling. Board to gather names of companies to solicit for repair work.
- 3) Mike made a motion to retroactively approve the parking slab that was installed on Meadowland. Chuck seconded. The vote was unanimous with 5 members approving and the motion passed with one opposed (Cathy Miller).

Accounts Payable:

- 1) Waste Management – \$2,548.84
- 2) Lawn Pros - \$460.00
- 3) Matthew Cornell - \$120.00
- 4) Oldham County Fiscal Court – \$10.58
- 5) Eric Welenken - \$37.09 (Ink)
- 6) Linda Hestand - \$68.00 (gift cards, fertilizer)
- 7) Executive Title - \$90.00 (seller overpaid dues – 4005 Meadowland – repayment to title co)

Mike moved to pay all outstanding bills presented to the board and Cathy seconded. The vote was unanimous and the motion passed.

The meeting was adjourned at 8:24 p.m. The motion was made by Dawn and seconded by Chuck.

Respectfully submitted by Dawn Graviss

7:50 AM

05/14/12

Cash Basis

Countryside Homeowners Association

Balance Sheet

As of April 30, 2012

	<u>Apr 30, 12</u>
ASSETS	
Current Assets	
Checking/Savings	
PNC BANK	17,335.71
Total Checking/Savings	<u>17,335.71</u>
Accounts Receivable	
Accounts Receivable	-985.00
Total Accounts Receivable	<u>-985.00</u>
Total Current Assets	<u>16,350.71</u>
TOTAL ASSETS	<u>16,350.71</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	10,383.07
Net Income	5,967.64
Total Equity	<u>16,350.71</u>
TOTAL LIABILITIES & EQUITY	<u>16,350.71</u>

7:51 AM

05/14/12

Cash Basis

Countryside Homeowners Association

Profit & Loss Prev Month Comparison

April 2012

	Apr 12	Apr 11	\$ Change	% Change
Ordinary Income/Expense				
Income				
Income				
Garbage Service	2,754.00	2,513.57	240.43	9.6%
General Fund	1,530.00	1,426.43	103.57	7.3%
Total Income	4,284.00	3,940.00	344.00	8.7%
Other Inc	0.00	3.00	-3.00	-100.0%
Total Income	4,284.00	3,943.00	341.00	8.7%
Expense				
CHA Expenses				
Administrative				
Bank Fee	3.00	0.00	3.00	100.0%
Commercial Insurance	0.00	793.00	-793.00	-100.0%
Postal	0.00	63.80	-63.80	-100.0%
Supplies	126.70	16.95	109.75	647.5%
Total Administrative	129.70	873.75	-744.05	-85.2%
Landscaping				
Mowing	320.00	130.00	190.00	146.2%
Mulch & Installation	200.00	1,275.00	-1,075.00	-84.3%
Sprinkler Maintenance	0.00	385.70	-385.70	-100.0%
Weed Control	0.00	65.00	-65.00	-100.0%
Total Landscaping	520.00	1,855.70	-1,335.70	-72.0%
Sanitation Services				
Fuel Sur-Charge	0.00	637.24	-637.24	-100.0%
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	3,186.08	-637.24	-20.0%
Special Projects/Repairs/Misc				
Police Patrol	130.58	131.01	-0.43	-0.3%
Repairs				
Lighting Repair	10.81	8.77	2.04	23.3%
Total Repairs	10.81	8.77	2.04	23.3%
Total Special Projects/Repairs/Misc	141.39	139.78	1.61	1.2%
Utilities				
Electricity	280.90	72.33	208.57	288.4%
Water	33.90	43.48	-9.58	-22.0%
Total Utilities	314.80	115.81	198.99	171.8%
Total CHA Expenses	3,654.73	6,171.12	-2,516.39	-40.8%

Countryside Homeowners Association Profit & Loss Prev Month Comparison April 2012

Reconciliation Discrepancies

Total Expense

Net Ordinary Income

Net Income

	Apr 12	Apr 11	\$ Change	% Change
	0.00	2.00	-2.00	-100.0%
	3,654.73	6,173.12	-2,518.39	-40.8%
	629.27	-2,230.12	2,859.39	128.2%
	629.27	-2,230.12	2,859.39	128.2%

Countryside Homeowners Association

Profit & Loss Prev Year Comparison

January through April 2012

	Jan - Apr 12	Jan - Apr 11	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	11,535.40	11,145.99	389.41	3.5%
General Fund	6,768.57	6,455.54	313.03	4.9%
Insurance Settlement	0.00	4.10	-4.10	-100.0%
Land Use Assessment	962.03	904.58	57.45	6.4%
Total Income	19,266.00	18,510.21	755.79	4.1%
Other Inc	145.00	48.89	96.11	196.6%
Total Income	19,411.00	18,559.10	851.90	4.6%
Expense				
CHA Expenses				
Administrative				
Bank Fee	6.00	3.00	3.00	100.0%
Commercial Insurance	0.00	793.00	-793.00	-100.0%
Copies	8.48	50.88	-42.40	-83.3%
Incorporation Fee	15.00	15.00	0.00	0.0%
Postal	178.00	63.80	114.20	179.0%
Supplies	126.70	66.20	60.50	91.4%
Total Administrative	334.18	991.88	-657.70	-66.3%
CHA Event				
Christmas Contest	70.00	0.00	70.00	100.0%
Total CHA Event	70.00	0.00	70.00	100.0%
Landscaping				
Mowing	320.00	130.00	190.00	146.2%
Mulch & Installation	200.00	1,275.00	-1,075.00	-84.3%
Shrub & Tree Trimming	545.00	0.00	545.00	100.0%
Sprinkler Maintenance	129.00	385.70	-256.70	-66.6%
Weed Control	0.00	65.00	-65.00	-100.0%
Total Landscaping	1,194.00	1,855.70	-661.70	-35.7%
Sanitation Services				
Fuel Sur-Charge	0.00	2,316.87	-2,316.87	-100.0%
Garbage Service	8,764.00	8,764.00	0.00	0.0%
Recycling Service	1,431.36	1,431.36	0.00	0.0%
Total Sanitation Services	10,195.36	12,512.23	-2,316.87	-18.5%
Special Projects/Repairs/Misc				
Police Patrol	491.46	521.46	-30.00	-5.8%

7:53 AM

05/14/12

Cash Basis

Countryside Homeowners Association

Profit & Loss Prev Year Comparison

January through April 2012

	Jan - Apr 12	Jan - Apr 11	\$ Change	% Change
Repairs				
Lighting Repair	10.81	546.77	-535.96	-98.0%
Total Repairs	10.81	546.77	-535.96	-98.0%
Total Special Projects/Repairs/Misc	502.27	1,068.23	-565.96	-53.0%
Utilities				
Electricity	1,050.97	1,186.56	-135.59	-11.4%
Water	66.58	86.94	-20.36	-23.4%
Total Utilities	1,117.55	1,273.50	-155.95	-12.3%
Total CHA Expenses	13,413.36	17,701.54	-4,288.18	-24.2%
GIFTS	30.00	0.00	30.00	100.0%
Reconciliation Discrepancies	0.00	0.00	0.00	0.0%
Total Expense	13,443.36	17,701.54	-4,258.18	-24.1%
Net Ordinary Income	5,967.64	857.56	5,110.08	595.9%
Net Income	5,967.64	857.56	5,110.08	595.9%