

**Countryside Homeowners Association
Board Meeting Minutes
Monday, August 12, 2012**

Call to Order:

The monthly meeting for August was held at the North Oldham Fire Department and was called to order at 7:07 pm with a quorum present.

Attendees:

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

Absent: None

Minutes:

July minutes were reviewed. Eric moved to accept and Mike seconded. The vote was unanimous and the motion passed.

President's Comments: Linda thanked board members for attending the meeting.

Treasurer's Report/Accounts Payable: Eric provided the July report. Dawn moved to accept the Treasurer's report for July and Cathy seconded. The vote was unanimous and the motion passed. Eric shared with the board the 990-EZ was ready to be signed and filed.

Committee Reports:

Special Projects/Garbage – None

Landscape/Beautification – Linda is in the process of contacting companies regarding the crumbling stacked stone at back entrance.

Audit - None

Bylaws – Chuck – will work on rewriting the paragraphs regarding the two items to vote on at the annual picnic. Chuck mentioned at the next general meeting we need to bring about proxy voting. Tentative date for general meeting for November 13th.

Social Committee – Linda thanked Cathy for organizing the picnic. We had 35 adults and about 30 kids present at the picnic. The board donated the left over food to the Lyndon fire station, since a member was present. The left over paper goods will be stored at Cathy's house. Cathy is planning a chili cook-off for October 13th from 5-7 p.m.

Membership/Publicity – None

Traffic/Safety – None

Roads/Drainage – None

Arch Control/Land Use Restrictions – Mike stated we are going to need 80 signatures. Chuck is going to apply to become a notary.

Communicator - Next newsletter to go out with 4th quarter bills with nominations and notice of general meeting. Also will inform community of the chili cook-off. Linda requested that Eric bring the invoices to the September meeting for the board to assist with stuffing.

Unfinished Business:

- 1) Kevin Singerman is owner of home on Meadowland that residents have shared complaints about the condition of the yard and home. Chuck informed that the renters had moved out. Linda is going to inquire to Josh regarding the charge for cutting the lawn. The board will consider having Josh cut and bill the owner.
- 2) A resident had complained about a home on Tattersall regarding a mess in the yard. The owner was contacted to please clean up.

New Business:

- 1) Linda to inquire to Josh about the cost to remove the dead pine tree at the back entrance.
- 2) Cathy shared about the dogwood at the corner of Hayfield and Meadowland (Lot 157) is in the right of way. She stated it is hard to see when turning left from Meadowland. Linda will contact resident about trimming.
- 3) Linda contacted Bob Dye regarding the service road and trees that are on the utility lines. LG&E sent out an arbitrator and found no problems. Linda notified resident of the result.

Accounts Payable:

- 1) Waste Management – \$2,548.84
- 2) Matthew Cornell - \$120.00
- 3) Oldham County Fiscal Court – \$10.15
- 4) Eric Welenken - \$45.00 (stamps)
- 5) Cathy Miller - \$239.11 (supplies for social)

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

The meeting was adjourned at 8:21 pm. The motion was made by Chuck and seconded by Dawn.

Respectfully submitted by Dawn Graviss

10:39 PM
08/12/12
Cash Basis

Countryside Homeowners Association
Balance Sheet
As of July 31, 2012

	<u>Jul 31, 12</u>
ASSETS	
Current Assets	
Checking/Savings	
PNC BANK	16,909.21
Total Checking/Savings	16,909.21
Accounts Receivable	
Accounts Receivable	-955.00
Total Accounts Receivable	-955.00
Total Current Assets	15,954.21
TOTAL ASSETS	<u>15,954.21</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	10,383.07
Net Income	5,571.14
Total Equity	15,954.21
TOTAL LIABILITIES & EQUITY	<u>15,954.21</u>

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08/12/12

Cash Basis

Countryside Homeowners Association

Profit & Loss Prev Year Comparison

January through July 2012

	Jan - Jul 12	Jan - Jul 11	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	19,507.38	18,989.53	517.85	2.7%
General Fund	11,275.23	10,893.03	382.20	3.5%
Insurance Settlement	0.00	4.10	-4.10	-100.0%
Land Use Assessment	1,001.39	934.58	66.81	7.2%
Total Income	31,784.00	30,821.24	962.76	3.1%
Other Inc	244.00	137.86	106.14	77.1%
Total Income	32,028.00	30,959.10	1,068.90	3.4%
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%
Copies	8.48	108.90	-100.42	-92.2%
Incorporation Fee	15.00	15.00	0.00	0.0%
Postal	250.00	72.80	177.20	243.4%
Returned Check	0.00	6.00	-6.00	-100.0%
Supplies	249.46	70.64	178.82	253.1%
Total Administrative	1,954.64	1,701.59	253.05	14.9%
CHA Event				
Christmas Contest	70.00	0.00	70.00	100.0%
Special Event	0.00	245.73	-245.73	-100.0%
CHA Event - Other	160.00	0.00	160.00	100.0%
Total CHA Event	230.00	245.73	-15.73	-6.4%
Landscaping				
Fertilizer/Lime Application	18.00	0.00	18.00	100.0%
Mowing	1,360.00	1,050.00	310.00	29.5%
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	617.12	385.70	231.42	60.0%
Weed Control	0.00	130.00	-130.00	-100.0%
Total Landscaping	2,740.12	2,840.70	-100.58	-3.5%
Sanitation Services				
Fuel Sur-Charge	0.00	3,645.86	-3,645.86	-100.0%
Garbage Service	15,337.00	15,337.00	0.00	0.0%
Recycling Service	2,504.88	2,504.88	0.00	0.0%
Total Sanitation Services	17,841.88	21,487.74	-3,645.86	-17.0%

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08/12/12

Cash Basis

Countryside Homeowners Association Profit & Loss Prev Year Comparison January through July 2012

	Jan - Jul 12	Jan - Jul 11	\$ Change	% Change
Special Projects/Repairs/Misc				
Police Patrol	881.91	911.05	-29.14	-3.2%
Repairs				
Lighting Repair	10.81	586.95	-576.14	-98.2%
Total Repairs	10.81	586.95	-576.14	-98.2%
Total Special Projects/Repairs/Misc	892.72	1,498.00	-605.28	-40.4%
Utilities				
Electricity	2,444.36	2,242.35	202.01	9.0%
Water	265.14	281.37	-16.23	-5.8%
Total Utilities	2,709.50	2,523.72	185.78	7.4%
Total CHA Expenses	26,368.86	30,297.48	-3,928.62	-13.0%
GIFTS	30.00	40.00	-10.00	-25.0%
Reconciliation Discrepancies	0.00	0.00	0.00	0.0%
Total Expense	26,456.86	30,337.48	-3,880.62	-12.8%
Net Ordinary Income	5,571.14	621.62	4,949.52	796.2%
Net Income	5,571.14	621.62	4,949.52	796.2%

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08/12/12

Cash Basis

Countryside Homeowners Association

Profit & Loss Prev Month Comparison

July 2012

	Jul 12	Jul 11	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	6,445.05	2,982.24	3,462.81	116.1%
General Fund	3,640.59	1,666.79	1,973.80	118.4%
Land Use Assessment	9.36	20.00	-10.64	-53.2%
Total Income	10,095.00	4,669.03	5,425.97	116.2%
Other Inc	40.00	41.97	-1.97	-4.7%
Total Income	10,135.00	4,711.00	5,424.00	115.1%
Expense				
CHA Expenses				
Administrative				
Commercial Insurance	0.00	471.00	-471.00	-100.0%
Copies	0.00	13.50	-13.50	-100.0%
Returned Check	0.00	6.00	-6.00	-100.0%
Total Administrative	0.00	490.50	-490.50	-100.0%
CHA Event	160.00	0.00	160.00	100.0%
Landscaping				
Mowing	210.00	325.00	-115.00	-35.4%
Weed Control	0.00	65.00	-65.00	-100.0%
Total Landscaping	210.00	390.00	-180.00	-46.2%
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	130.15	-0.43	-0.3%
Repairs				
Lighting Repair	0.00	40.18	-40.18	-100.0%
Total Repairs	0.00	40.18	-40.18	-100.0%
Total Special Projects/Repairs/Misc	129.72	170.33	-40.61	-23.8%

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08/12/12

Cash Basis

**Countryside Homeowners Association
Profit & Loss Prev Month Comparison
July 2012**

	Jul 12	Jul 11	\$ Change	% Change
Utilities				
Electricity	626.28	52.75	573.53	1,087.3%
Total Utilities	626.28	52.75	573.53	1,087.3%
Total CHA Expenses	3,674.84	3,652.42	22.42	0.6%
Total Expense	3,674.84	3,652.42	22.42	0.6%
Net Ordinary Income	6,460.16	1,058.58	5,401.58	510.3%
Net Income	6,460.16	1,058.58	5,401.58	510.3%