

Countryside Homeowners Association
Board Meeting Minutes
Tuesday, June 4, 2013

Call to Order:

The monthly meeting for June was held at the North Oldham Fire Department and was called to order at 7:03 pm with a quorum present.

Attendees:

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

Absent: Christi Leonard

Minutes:

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

President's Comments: Appreciate everyone's time.

Treasurer's Report/Accounts Payable: Eric provided May report. Dawn moved to accept the Treasurer's report for May and Linda seconded. The vote was unanimous and the motion passed.

Committee Reports:

Special Projects/Garbage – None

Landscape/Beautification – Linda contacted T Trees about the dead tree in the back entrance median. The estimate was \$385 to cut down. If they grind the stump it would cost an additional \$100. Linda shared that Josh is still planning to grind the stump of the tree he cut down last year. The board discussed and felt this was a good price. No motion necessary because it is under \$500. Linda is going to contact for T Trees to move forward with removing. Linda shared that Josh is going to put down mulch within the next week or so.

Bylaws – Chuck – None

Social Committee – Cathy requested that the social date be changed to July 20th. Cathy shared that another incident had happened on Meadowland but was resolved.

Membership/Publicity – Linda requested for everyone to watch for new neighbors so that we can get a Welcome Wagon packet out to them.

Traffic/Safety – None

Roads/Drainage – None

Arch Control/Land Use Restrictions – None

Audit – Eric shared that the financial statement 990N would be filed if they board approved for him to do so. The board agreed to Eric to file the 990N.

Unfinished Business: None

New Business

Accounts Payable:

- 1) Matthew Cornell - \$120.00
- 2) Oldham County Fiscal Court – \$9.72
- 3) Lawn Pros - \$210.00
- 4) Am Electric - \$31.48 (Light Bulbs)
- 5) Eric Welenken - \$4.46

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

The meeting was adjourned at 7:36 pm. The motion was made by Dawn and seconded by Cathy.

Respectfully submitted by Dawn Graviss

Countryside Homeowners Association

Balance Sheet

As of May 31, 2013

	May 31, 13
ASSETS	
Current Assets	
Checking/Savings	23,474.87
PNC BANK	23,474.87
Total Checking/Savings	
Accounts Receivable	-939.00
Accounts Receivable	-939.00
Total Accounts Receivable	
Total Current Assets	22,535.87
TOTAL ASSETS	22,535.87
LIABILITIES & EQUITY	
Equity	
Retained Earnings	10,880.69
Net Income	11,655.18
Total Equity	22,535.87
TOTAL LIABILITIES & EQUITY	22,535.87

8:17 AM

06/04/13

Cash Basis

Countryside Homeowners Association

Profit & Loss Prev Month Comparison

May 2013

	May 13	May 12	\$ Change	% Change
Ordinary Income/Expense				
Income				
Income				
Garbage Service	179.36	815.93	-636.57	-78.0%
General Fund	681.18	441.07	240.11	54.4%
Land Use Assessment	48.46	20.00	28.46	142.3%
Total Income	909.00	1,277.00	-368.00	-28.8%
Other Inc	10.00	35.00	-25.00	-71.4%
Total Income	919.00	1,312.00	-393.00	-30.0%
Expense				
CHA Expenses				
Administrative				
Commercial Insurance	1,264.00	1,264.00	0.00	0.0%
Supplies	0.00	87.09	-87.09	-100.0%
Total Administrative	1,264.00	1,351.09	-87.09	-6.5%
Landscaping				
Fertilizer/Lime Application	0.00	18.00	-18.00	-100.0%
Mowing	500.00	460.00	40.00	8.7%
Sprinkler Maintenance	149.49	488.12	-338.63	-69.4%
Total Landscaping	649.49	966.12	-316.63	-32.8%
Sanitation Services				
Fuel Sur-Charge	0.00	0.00	0.00	0.0%
Garbage Service	0.00	2,191.00	-2,191.00	-100.0%
Recycling Service	0.00	357.84	-357.84	-100.0%
Total Sanitation Services	0.00	2,548.84	-2,548.84	-100.0%
Special Projects/Repairs/Misc				
Police Patrol	129.25	130.58	-1.33	-1.0%
Repairs				
Lighting Repair	436.85	0.00	436.85	100.0%
Total Repairs	436.85	0.00	436.85	100.0%
Total Special Projects/Repairs/Misc	566.10	130.58	435.52	333.5%

8:17 AM

06/04/13

Cash Basis

Countryside Homeowners Association

Profit & Loss Prev Month Comparison

May 2013

	May 13	May 12	\$ Change	% Change
Utilities				
Electricity	339.51	700.64	-361.13	-51.5%
Total Utilities	339.51	700.64	-361.13	-51.5%
Total CHA Expenses	2,819.10	5,697.27	-2,878.17	-50.5%
Total Expense	2,819.10	5,697.27	-2,878.17	-50.5%
Net Ordinary Income	-1,900.10	-4,385.27	2,485.17	56.7%
Net Income	-1,900.10	-4,385.27	2,485.17	56.7%

8:16 AM

06/04/13

Cash Basis

Countryside Homeowners Association

Profit & Loss Year Comparison

January through May 2013

	Jan - May 13	Jan - May 12	\$ Change	% Change
Ordinary Income/Expense				
Income				
Income				
Garbage Service	813.22	12,351.33	-11,538.11	-93.4%
General Fund	16,768.23	7,209.64	9,558.59	132.6%
Land Use Assessment	1,399.71	982.03	417.68	42.5%
Total Income	18,981.16	20,543.00	-1,561.84	-7.6%
Other Inc	30.00	180.00	-150.00	-83.3%
Total Income	19,011.16	20,723.00	-1,711.84	-8.3%
Expense				
CHA Expenses				
Administrative				
Bank Fee	6.00	6.00	0.00	0.0%
Commercial Insurance	1,264.00	1,264.00	0.00	0.0%
Copies	12.38	8.48	3.90	46.0%
Incorporation Fee	15.00	15.00	0.00	0.0%
Postal	0.00	178.00	-178.00	-100.0%
Supplies	12.16	213.79	-201.63	-94.3%
Total Administrative	1,309.54	1,685.27	-375.73	-22.3%
CHA Event				
Christmas Contest	100.00	70.00	30.00	42.9%
Total CHA Event	100.00	70.00	30.00	42.9%
Landscaping				
Fertilizer/Lime Application	0.00	18.00	-18.00	-100.0%
Mowing	600.00	780.00	-180.00	-23.1%
Mulch & Installation	0.00	200.00	-200.00	-100.0%
Shrub & Tree Trimming	0.00	545.00	-545.00	-100.0%
Sprinkler Maintenance	278.49	617.12	-338.63	-54.9%
Total Landscaping	878.49	2,160.12	-1,281.63	-59.3%
Sanitation Services				
Fuel Sur-Charge	0.00	0.00	0.00	0.0%
Garbage Service	2,191.00	10,955.00	-8,764.00	-80.0%
Recycling Service	357.84	1,789.20	-1,431.36	-80.0%
Total Sanitation Services	2,548.84	12,744.20	-10,195.36	-80.0%
Special Projects/Repairs/Misc				
Police Patrol	642.16	622.04	20.12	3.2%

8:16 AM

06/04/13

Cash Basis

Countryside Homeowners Association

Profit & Loss Prev Year Comparison

January through May 2013

	Jan - May 13	Jan - May 12	\$ Change	% Change
Repairs				
Lighting Repair	436.85	10.81	426.04	3,941.2%
Total Repairs	436.85	10.81	426.04	3,941.2%
Total Special Projects/Repairs/Misc	1,079.01	632.85	446.16	70.5%
Utilities				
Electricity	1,373.16	1,751.61	-378.45	-21.6%
Water	66.94	66.58	0.36	0.5%
Total Utilities	1,440.10	1,818.19	-378.09	-20.8%
Total CHA Expenses	7,355.98	19,110.63	-11,754.65	-61.5%
GIFTS	0.00	30.00	-30.00	-100.0%
Total Expense	7,355.98	19,140.63	-11,784.65	-61.6%
Net Ordinary Income	11,655.18	1,582.37	10,072.81	636.6%
Net Income	11,655.18	1,582.37	10,072.81	636.6%

Countryside Homeowners Association
A/R Aging Summary
As of June 4, 2013

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
118-F-JAGGERS	0.00	0.00	0.00	0.00	5.00	5.00
091-F Baize	0.00	0.00	0.00	0.00	887.00	887.00
109-F-Brown	0.00	0.00	0.00	0.00	213.00	213.00
006-F-Holtzinger	0.00	0.00	0.00	0.00	90.00	90.00
017-FR-Mattern	0.00	0.00	0.00	0.00	75.84	75.84
021-F-Sheehy	0.00	0.00	0.00	0.00	130.00	130.00 ✓
026-LUA-Hayfield Utilities	0.00	0.00	0.00	0.00	315.00	315.00
050-LUA-Auberry	0.00	0.00	0.00	0.00	110.00	110.00
069-F-Cox	0.00	0.00	0.00	0.00	214.00	214.00
082-F-Coleman	0.00	0.00	0.00	0.00	130.00	130.00 ✓
085-F-De Baila	0.00	-200.00	0.00	-84.00	0.00	-284.00
091-TERMF-Hamati	0.00	0.00	0.00	0.00	94.00	94.00
095-F-Cheek	0.00	0.00	0.00	0.00	130.00	130.00
096-F-Johnson	0.00	0.00	0.00	0.00	60.00	60.00
106-F-Shemwell	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
125-F-Tichenor	0.00	0.00	0.00	0.00	-168.00	-168.00
128-F-Dissell	0.00	0.00	0.00	0.00	130.00	130.00
129-TERMF-Gunther	0.00	0.00	0.00	0.00	182.67	182.67
133-F-Davies	0.00	0.00	0.00	0.00	0.00	0.00
137-F-Will	0.00	0.00	0.00	0.00	-210.00	-210.00
140-F-Capsel	0.00	0.00	0.00	0.00	10.00	10.00
144-F-MILLER	0.00	0.00	0.00	0.00	-2.00	-2.00
155-FR-Nikolich	0.00	0.00	0.00	0.00	0.00	0.00
159-F-Ford	0.00	0.00	0.00	0.00	308.00	308.00
160-Marquez	0.00	0.00	0.00	0.00	130.00	130.00
TOTAL	0.00	-200.00	0.00	-84.00	3,024.51	2,740.51