

Countryside Homeowners Association
Board Meeting Minutes
Tuesday, August 6, 2013

Call to Order:

The monthly meeting for August 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 and Christi Leonard

Absent: Cathy Miller and Mike Schafer

Minutes:

July minutes were reviewed. Chuck moved to accept and Dawn seconded. The vote was unanimous and the motion passed with one abstention.

President's Comments: Thanks for all your efforts.

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

Committee Reports:

Special Projects/Garbage – None

Landscape/Beautification – Dawn to inquire with her husband Tim again about contacting masonry to replace or update the stones at the back entrance. Linda received an estimate from Carey Construction (Mike Carey) of \$1600.

Bylaws – Chuck – None

Social Committee – Linda shared that the social was fabulous. Approximately 50-60 in attendance. The fire truck and the snow cone machine were big hit. A suggestion for next year is water balloon toss and games.

Membership/Publicity – None

Traffic/Safety – The dogwood tree at Hayfield and Meadowland corner is overgrown and we've received complaints from drivers trying to see around it to make the turn. Mike was to send a nice letter to owner about trimming the dogwood. Mike not in attendance to confirm letter sent.

Roads/Drainage – None

Arch Control/Land Use Restrictions – Mike is going to provide talking points. A suggestion was to send out email to let residents know we would be stopping by. Notaries available to us are: Eric Welenken, Mike Schafer (both of whom are current board members), and former board members Mike Neff and Angie Chick. Linda was going to email Mike Neff and Angie Chick to see if they might be available to assist. Christi provided a comprehensive list for the board to know who had signed, not signed, etc. She informed the board that Cover Bridge Road and 42 Service Road were not included in spreadsheet.

Unfinished Business: None

New Business:

- Preliminary date for Annual Meeting – October 14th.
- Christi shared concerns with the board about items that were being posted via the Countryside Facebook page. The occasional negative item can be a turn off to prospective buyers. We want to encourage the positive aspects to living in Countryside, of which there are many.

Accounts Payable:

- 1) Matthew Cornell - \$128.00
- 2) Lawn Pros - \$560.00
- 3) Linda Hestand - \$139.04 (Rental of Snow Cone Machine, supplies and copies for the newsletter)

Christi 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 7:52 pm. The motion was made by Christi and seconded by Eric.

Respectfully submitted by Dawn Graviss

Countryside Homeowners Association

Balance Sheet

As of July 31, 2013

Cash Basis

	Jul 31, ...
ASSETS	
Current Assets	
Checking/Savings	20,657.94
PNC BANK	20,657.94
Total Checking/Savings	
Accounts Receivable	-939.00
Accounts Receivable	-939.00
Total Accounts Receiva...	
Total Current Assets	19,718.94
TOTAL ASSETS	19,718.94
LIABILITIES & EQUITY	
Equity	
Retained Earnings	10,880.69
Net Income	8,838.25
Total Equity	19,718.94
TOTAL LIABILITIES & EQUI...	19,718.94

yr to date

5:22 PM

08/06/13

Cash Basis

Countryside Homeowners Association

Profit & Loss Year Comparison

January through July 2013

	Jan - Jul 13	Jan - Jul 12	\$ Change	% Change
Ordinary Income/Expense				
Income				
Income				
Garbage Service	871.08	19,507.38	-18,636.30	-95.5%
General Fund	16,921.15	11,275.23	5,645.92	50.1%
Land Use Assessment	1,409.77	1,001.39	408.38	40.8%
Total Income	19,202.00	31,784.00	-12,582.00	-39.6%
Other Inc	40.00	244.00	-204.00	-83.6%
Total Income	19,242.00	32,028.00	-12,786.00	-39.9%
Expense				
Advertising		58.00	-58.00	-100.0%
CHA Expenses				
Administrative				
Bank Fee	6.00	6.00	0.00	0.0%
Bonding	0.00	161.70	-161.70	-100.0%
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	250.00	-250.00	-100.0%
Supplies	12.16	249.46	-237.30	-95.1%
Total Administrative	1,309.54	1,954.64	-645.10	-33.0%
CHA Event				
Christmas Contest	100.00	70.00	30.00	42.9%
CHA Event - Other	0.00	160.00	-160.00	-100.0%
Total CHA Event	100.00	230.00	-130.00	-56.5%
Landscaping				
Fertilizer/Lime Application	0.00	18.00	-18.00	-100.0%
Mowing	1,330.00	1,360.00	-30.00	-2.2%
Mulch & Installation	700.00	200.00	500.00	250.0%
Shrub & Tree Trimming	350.00	545.00	-195.00	-35.8%
Sprinkler Maintenance	278.49	617.12	-338.63	-54.9%
Total Landscaping	2,658.49	2,740.12	-81.63	-3.0%
Sanitation Services				
Fuel Sur-Charge	0.00	0.00	0.00	0.0%
Garbage Service	2,191.00	15,337.00	-13,146.00	-85.7%
Recycling Service	357.84	2,504.88	-2,147.04	-85.7%
Total Sanitation Services	2,548.84	17,841.88	-15,293.04	-85.7%
Special Projects/Repairs/Misc				
Police Patrol	902.46	881.91	20.55	2.3%

5:22 PM

08/06/13

Cash Basis

Countryside Homeowners Association

Profit & Loss Prev Year Comparison

January through July 2013

	Jan - Jul 13	Jan - Jul 12	\$ Change	% Change
Repairs				
Lighting Repair	472.79	10.81	461.98	4,273.6%
Total Repairs	472.79	10.81	461.98	4,273.6%
Total Special Projects/Repairs/...	1,375.25	892.72	482.53	54.1%
Utilities				
Electricity	2,055.65	2,444.36	-388.71	-15.9%
Water	355.98	265.14	90.84	34.3%
Total Utilities	2,411.63	2,709.50	-297.87	-11.0%
Total CHA Expenses	10,403.75	26,368.86	-15,965.11	-60.6%
GIFTS	0.00	30.00	-30.00	-100.0%
Total Expense	10,403.75	26,456.86	-16,053.11	-60.7%
Net Ordinary Income	8,838.25	5,571.14	3,267.11	58.6%
Net Income	8,838.25	5,571.14	3,267.11	58.6%

Countryside Homeowners Association

Profit & Loss Prev Month Comparison

July 2013

	Jul 13	Jul 12	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	57.86	6,445.05	-6,387.19	-99.1%
General Fund	152.92	3,640.59	-3,487.67	-95.8%
Land Use Assessment	10.06	9.36	0.70	7.5%
Total Income	220.84	10,095.00	-9,874.16	-97.8%
Other Inc	10.00	40.00	-30.00	-75.0%
Total Income	230.84	10,135.00	-9,904.16	-97.7%
Expense				
CHA Expenses				
CHA Event	0.00	160.00	-160.00	-100.0%
Landscaping				
Mowing	520.00	210.00	310.00	147.6%
Mulch & Installation	700.00	0.00	700.00	100.0%
Shrub & Tree Trimming	350.00	0.00	350.00	100.0%
Total Landscaping	1,570.00	210.00	1,360.00	647.6%
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	130.58	129.72	0.86	0.7%
Total Special Projects/Repairs/...	130.58	129.72	0.86	0.7%
Utilities				
Electricity	342.32	626.28	-283.96	-45.3%
Total Utilities	342.32	626.28	-283.96	-45.3%
Total CHA Expenses	2,042.90	3,674.84	-1,631.94	-44.4%
Total Expense	2,042.90	3,674.84	-1,631.94	-44.4%
Net Ordinary Income	-1,812.06	6,460.16	-8,272.22	-128.1%
Net Income	-1,812.06	6,460.16	-8,272.22	-128.1%

Countryside Homeowners Association
A/R Aging Summary
 As of August 6, 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
017-FR-Mattern	0.00	0.00	0.00	0.00	65.00	65.00
021-F-Sheehy	0.00	0.00	0.00	0.00	130.00	130.00
026-LUA-Hayfield Utilit...	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	0.00	0.00	-200.00	-84.00	-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	30.00	30.00
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-TERMFR-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	208.00	208.00
160-Marquez	0.00	0.00	0.00	0.00	130.00	130.00
TOTAL	0.00	0.00	0.00	-200.00	2,709.67	2,509.67