

Countryside Homeowners Association

Board Meeting Minutes

Tuesday, July 2, 2013

Call to Order:

The monthly meeting for July was held at the North Oldham Fire Department and was called to order at 7:09 pm with a quorum present.

Attendees:

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

Absent: Christi Leonard

Minutes:

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

President's Comments: Thanks for your time and appreciate you being at the meeting.

Treasurer's Report/Accounts Payable: Eric provided June report. Chuck moved to accept the Treasurer's report for June and Mike seconded. The vote was unanimous and the motion passed. Eric shared financial statements/compilation report.

Committee Reports:

Special Projects/Garbage – Ron Tichenor contacted the board with questions about Waste Management. Linda asked Chuck to contact.

Landscape/Beautification – Linda shared that Josh had removed the stump at the back entrance. T's Trees took down the dead tree and ground the stump at Hwy. 329 entrance. Josh is to trim rose bushes in near future along with magnolia bushes at both entrances.

Bylaws – Chuck – None

Social Committee – Cathy shared information about the social planned for July 20 from 4 – 6 pm as listed on the Face book page. We are planning to have a snow cone machine and the fire truck. The address of Cathy's house is 4006 Meadowland, which is where the social is being held. We are planning to have hot dogs, chips, lemonade and cookies. Mike is to pick up ice for the snow cone machine.

Membership/Publicity – None

Traffic/Safety – None

Roads/Drainage – None

Arch Control/Land Use Restrictions – Christi shared via email that she worked on list of residents. Linda replied back to Christi for her to split up lists and send out. Mike to prepare bullet points to discuss.

Unfinished Business: None

New Business:

- Cathy mentioned that the dogwood tree at Meadowland/Hayfield is overgrown. She stated that some in the neighborhood had shared that it was hard to see oncoming traffic to make a safe left turn from Meadowland. Mike said he'd send a nice letter to the homeowner asking him to trim it back.
- Speed Limit Sign on Meadowland is still messed up. Cathy to follow up.
- Linda shared that she had contacted Cardinal Curbing and Kentuckiana Curbing regarding the stone retaining wall. Cardinal Curbing suggested to circle all around the tree because the wall behind bushes would not look right with the height of curbing. Estimate was \$700. Kentuckiana Curbing gave an estimate of \$1000 with curbing only ½ way. Linda did not meet with Kentuckiana Curbing in person. Mike inquired about just replacing the stones, which could be cheaper. Linda will get a price on replacing the stones.

Accounts Payable:

- 1) Matthew Cornell - \$120.00
- 2) Oldham County Fiscal Court – \$10.58
- 3) Lawn Pros - \$1,570 – mowing foreclosed, bankrupt home's yard at corner of Hayfield and Springhill, mulch, mowing

Chuck 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 7:56 pm. The motion was made by Eric and seconded by Dawn.

Respectfully submitted by Dawn Graviss

Countryside Homeowners Association

Balance Sheet

As of June 30, 2013

Cash Basis

	<u>Jun 30, 13</u>
ASSETS	
Current Assets	
Checking/Savings	
PNC BANK	<u>22,470.00</u>
Total Checking/Savings	<u>22,470.00</u>
Accounts Receivable	
Accounts Receivable	<u>-939.00</u>
Total Accounts Receiva...	<u>-939.00</u>
Total Current Assets	<u>21,531.00</u>
TOTAL ASSETS	<u>21,531.00</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	10,880.69
Net Income	10,650.31
Total Equity	<u>21,531.00</u>
TOTAL LIABILITIES & EQUI...	<u>21,531.00</u>

Countryside Homeowners Association

Profit & Loss Prev Month Comparison

June 2013

	Jun 13	Jun 12	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	0.00	711.00	-711.00	-100.0%
General Fund	0.00	425.00	-425.00	-100.0%
Land Use Assessment	0.00	10.00	-10.00	-100.0%
Total Income	0.00	1,146.00	-1,146.00	-100.0%
Other Inc	0.00	24.00	-24.00	-100.0%
Total Income	0.00	1,170.00	-1,170.00	-100.0%
Expense				
Advertising				
CHA Expenses				
Administrative	0.00	58.00	-58.00	-100.0%
Bonding	0.00	161.70	-161.70	-100.0%
Postal	0.00	72.00	-72.00	-100.0%
Supplies	0.00	35.67	-35.67	-100.0%
Total Administrative	0.00	269.37	-269.37	-100.0%
Landscaping				
Mowing	210.00	370.00	-160.00	-43.2%
Total Landscaping	210.00	370.00	-160.00	-43.2%
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	129.72	130.15	-0.43	-0.3%
Repairs				
Lighting Repair	35.94	0.00	35.94	100.0%
Total Repairs	35.94	0.00	35.94	100.0%
Total Special Projects/Repairs/...	165.66	130.15	35.51	27.3%

Countryside Homeowners Association Profit & Loss Prev Month Comparison June 2013

	Jun 13	Jun 12	\$ Change	% Change
Utilities				
Electricity	340.17	66.47	273.70	411.8%
Water	289.04	198.56	90.48	45.6%
Total Utilities	<u>629.21</u>	<u>265.03</u>	<u>364.18</u>	<u>137.4%</u>
Total CHA Expenses	<u>1,004.87</u>	<u>3,583.39</u>	<u>-2,578.52</u>	<u>-72.0%</u>
Total Expense	<u>1,004.87</u>	<u>3,641.39</u>	<u>-2,636.52</u>	<u>-72.4%</u>
Net Ordinary Income	<u>-1,004.87</u>	<u>-2,471.39</u>	<u>1,466.52</u>	<u>59.3%</u>
Net Income	<u>-1,004.87</u>	<u>-2,471.39</u>	<u>1,466.52</u>	<u>59.3%</u>

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07/02/13

Cash Basis

Countryside Homeowners Association

Profit & Loss Year Comparison

January through June 2013

	Jan - Jun 13	Jan - Jun 12	\$ Change	% Change
Ordinary Income/Expense				
Income				
Income				
Garbage Service	813.22	13,062.33	-12,249.11	-93.8%
General Fund	16,768.23	7,634.64	9,133.59	119.6%
Land Use Assessment	1,399.71	992.03	407.68	41.1%
Total Income	18,981.16	21,689.00	-2,707.84	-12.5%
Other Inc	30.00	204.00	-174.00	-85.3%
Total Income	19,011.16	21,893.00	-2,881.84	-13.2%
Expense				
Advertising				
CHA Expenses				
Administrative				
Bank Fee				
Bonding	6.00	6.00	0.00	0.0%
Commercial Insurance	0.00	161.70	-161.70	-100.0%
Copies	1,264.00	0.00	0.00	0.0%
Incorporation Fee	12.38	8.48	3.90	46.0%
Postal	15.00	15.00	0.00	0.0%
Supplies	0.00	250.00	-250.00	-100.0%
	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%
Total CHA Event	100.00	70.00	30.00	42.9%
Landscaping				
Fertilizer/Lime Application	0.00	18.00	-18.00	-100.0%
Mowing	810.00	1,150.00	-340.00	-29.6%
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	1,088.49	2,530.12	-1,441.63	-57.0%
Sanitation Services				
Fuel Sur-Charge	0.00	0.00	0.00	0.0%
Garbage Service	2,191.00	13,146.00	-10,955.00	-83.3%
Recycling Service	357.84	2,147.04	-1,789.20	-83.3%
Total Sanitation Services	2,548.84	15,293.04	-12,744.20	-83.3%
Special Projects/Repairs/Misc				
Police Patrol	771.88	752.19	19.69	2.6%

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07/02/13

Cash Basis

Countryside Homeowners Association

Profit & Loss Prev Year Comparison

January through June 2013

	Jan - Jun 13	Jan - Jun 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/...	1,244.67	763.00	481.67	63.1%
Utilities				
Electricity	1,713.33	1,818.08	-104.75	-5.8%
Water	355.98	265.14	90.84	34.3%
Total Utilities	2,069.31	2,083.22	-13.91	-0.7%
Total CHA Expenses	8,360.85	22,694.02	-14,333.17	-63.2%
GIFTS	0.00	30.00	-30.00	-100.0%
Total Expense	8,360.85	22,782.02	-14,421.17	-63.3%
Net Ordinary Income	10,650.31	-889.02	11,539.33	1,298.0%
Net Income	10,650.31	-889.02	11,539.33	1,298.0%

Countryside Homeowners Association A/R Aging Summary As of July 2, 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	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	-200.00	0.00	-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	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-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	308.00	308.00
160-Marquez	0.00	0.00	0.00	0.00	130.00	130.00
TOTAL	0.00	0.00	-200.00	0.00	2,929.67	2,729.67