

Countryside Homeowners Association

Board Meeting Minutes

Tuesday, January 8, 2013

**Call to Order:**

The monthly meeting for December was held at the North Oldham Fire Department and was called to order at 7:06 pm with a quorum present.

**Attendees:**

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

**Absent:**

**Minutes:**

November minutes were reviewed. Eric moved to accept and Mike seconded. The vote was unanimous with one abstention. December minutes were reviewed. Dawn moved to accept and Cathy seconded. The vote was unanimous and the motion passed with two abstentions.

**President's Comments: None**

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

**Committee Reports:**

Special Projects/Garbage – Linda reached out to Tim McNally to inquire if any questions from residents were received due to change. Chuck inquired about people trying to use Industrial Disposal and informed board that he did not think they could because of the Oldham County contract with Waste Management. Chuck will contact Waste Management and the county to find out requirement.

Landscape/Beautification – Josh will be working on cleaning up the limbs around the subdivision.

Bylaws – Chuck – None

Social Committee – Cathy shared that Face book page was going well. Cathy shared that the paintball incident reported in Countryside was turned over to the police due to a tip. Cathy shared that we have 2 active foreclosures in Countryside (Hayfield and Springmeadow).

Membership/Publicity – Dawn reported she is working on directory.

Traffic/Safety – None

**Roads/Drainage – None**

**Arch Control/Land Use Restrictions** – Mike to review calendar and provide a date for board members next meeting to go around subdivision and get signatures. Christi volunteered to review/compare deed information with PVA to see who still needed to sign. Dawn to send Christi list of 39 she has that stated they would sign.

**Unfinished Business:**

- Linda to contact Roads Department regarding the deep manhole holes at back entrance (329).

**New Business:**

- Resident Craig Miller inquired about Countryside financials. Board agreed to send him our information from our last meeting in December.
- Cathy inquired about River Bluff bushes.

**Accounts Payable:**

- 1) Waste Management – \$2548.84
- 2) Matthew Cornell - \$120.00
- 3) Oldham County Fiscal Court – \$9.72
- 4) Daniel Walcott - \$50.00 (1<sup>st</sup> place Xmas contest - 4002 Hayfield)
- 5) Bill Bocking - \$30.00 (2<sup>nd</sup> place Xmas contest – 3915 Meadowland)
- 6) Dustin Frankenfield - \$20.00 (3<sup>rd</sup> place Xmas contest – 13003 Sunny Slope Way)

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 8:02 pm. The motion was made by Christi and seconded by Dawn.

Respectfully submitted by Dawn Graviss

10:38 PM

01/07/13

Cash Basis

**Countryside Homeowners Association**  
**Balance Sheet**  
**As of December 31, 2012**

	<u>Dec 31, 12</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
PNC BANK	11,533.69
Total Checking/Savings	11,533.69
Accounts Receivable	
Accounts Receivable	-653.00
Total Accounts Receivable	-653.00
Total Current Assets	10,880.69
<b>TOTAL ASSETS</b>	<u><u>10,880.69</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	10,383.07
Net Income	497.62
Total Equity	10,880.69
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>10,880.69</u></u>

# Countryside Homeowners Association

## Profit & Loss Prev Month Comparison

### December 2012

	Dec 12	Dec 11	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	117.64	3,098.16	-2,980.52	-96.2%
General Fund	261.98	1,751.20	-1,489.22	-85.0%
Land Use Assessment	16.38	550.64	-534.26	-97.0%
Total Income	396.00	5,400.00	-5,004.00	-92.7%
Other Inc	5.00	11.00	-6.00	-54.6%
Total Income	401.00	5,411.00	-5,010.00	-92.6%
Expense				
CHA Expenses				
Administrative				
Copies	33.92	25.44	8.48	33.3%
Postal	90.00	0.00	90.00	100.0%
Total Administrative	123.92	25.44	98.48	387.1%
Landscaping				
Christmas Decorations	9.52	6.88	2.64	38.4%
Mowing	50.00	0.00	50.00	100.0%
Total Landscaping	59.52	6.88	52.64	765.1%
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	162.58	-32.86	-20.2%
Repairs				
Lighting Repair	0.00	127.00	-127.00	-100.0%
Total Repairs	0.00	127.00	-127.00	-100.0%
Total Special Projects/Repairs/Misc	129.72	289.58	-159.86	-55.2%
Utilities				
Electricity	358.19	353.20	4.99	1.4%
Water	68.35	143.34	-74.99	-52.3%
Total Utilities	426.54	496.54	-70.00	-14.1%
Total CHA Expenses	3,288.54	3,367.28	-78.74	-2.3%

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

	Dec 12	Dec 11	\$ Change	% Change
GIFTS	225.00	200.00	25.00	12.5%
Total Expense	3,513.54	3,567.28	-53.74	-1.5%
Net Ordinary Income	-3,112.54	1,843.72	-4,956.26	-268.8%
Net Income	-3,112.54	1,843.72	-4,956.26	-268.8%

# Countryside Homeowners Association

## Profit & Loss Prev Year Comparison

January through December 2012

	Jan - Dec 12	Jan - Dec 11	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	28,261.18	30,815.91	-2,554.73	-8.3%
General Fund	16,431.75	17,809.01	-1,377.26	-7.7%
Insurance Settlement	0.00	4.10	-4.10	-100.0%
Land Use Assessment	1,027.96	1,535.22	-507.26	-33.0%
Income - Other	0.00	0.00	0.00	0.0%
Total Income	45,720.89	50,164.24	-4,443.35	-8.9%
Other Inc				
Returned Check Charges	5.00	0.00	5.00	100.0%
Other Inc - Other	416.11	393.86	22.25	5.7%
Total Other Inc	421.11	393.86	27.25	6.9%
Total Income	46,142.00	50,558.10	-4,416.10	-8.7%
Expense				
Advertising	58.00	0.00	58.00	100.0%
CHA Expenses				
Administrative				
Bank Fee	18.00	3.00	15.00	500.0%
Bonding	240.70	161.25	79.45	49.3%
Commercial Insurance	1,264.00	1,264.00	0.00	0.0%
Compiliation	450.00	450.00	0.00	0.0%
Copies	42.40	168.26	-125.86	-74.8%
Incorporation Fee	15.00	15.00	0.00	0.0%
Postal	529.25	151.89	377.36	248.4%
Returned Check	0.00	6.00	-6.00	-100.0%
Supplies	255.60	211.49	44.11	20.9%
Tax Return	450.00	450.00	0.00	0.0%
Total Administrative	3,264.95	2,880.89	384.06	13.3%
CHA Event				
Christmas Contest	70.00	0.00	70.00	100.0%
Special Event	246.70	245.73	0.97	0.4%
CHA Event - Other	160.00	0.00	160.00	100.0%
Total CHA Event	476.70	245.73	230.97	94.0%

# Countryside Homeowners Association

## Profit & Loss Prev Year Comparison

January through December 2012

	Jan - Dec 12	Jan - Dec 11	\$ Change	% Change
<b>Landscaping</b>				
Christmas Decorations	9.52	6.88	2.64	38.4%
Fertilizer/Lime Application	18.00	0.00	18.00	100.0%
Hand Weeding/Maintenance	0.00	120.00	-120.00	-100.0%
Mowing	2,715.00	1,570.00	1,145.00	72.9%
Mulch & Installation	200.00	1,275.00	-1,075.00	-84.3%
Shrub & Tree Trimming	545.00	550.00	-5.00	-0.9%
Sprinkler Maintenance	746.12	535.70	210.42	39.3%
Weed Control	0.00	205.00	-205.00	-100.0%
<b>Total Landscaping</b>	<b>4,233.64</b>	<b>4,262.58</b>	<b>-28.94</b>	<b>-0.7%</b>
<b>Sanitation Services</b>				
Fuel Sur-Charge	0.00	3,645.86	-3,645.86	-100.0%
Garbage Service	26,292.00	26,292.00	0.00	0.0%
Recycling Service	4,294.08	4,294.08	0.00	0.0%
<b>Total Sanitation Services</b>	<b>30,586.08</b>	<b>34,231.94</b>	<b>-3,645.86</b>	<b>-10.7%</b>
<b>Special Projects/Repairs/Misc</b>				
Police Patrol	1,530.94	1,598.10	-67.16	-4.2%
Repairs				
Lighting Repair	19.71	1,030.90	-1,011.19	-98.1%
<b>Total Repairs</b>	<b>19.71</b>	<b>1,030.90</b>	<b>-1,011.19</b>	<b>-98.1%</b>
<b>Total Special Projects/Repairs/Misc</b>	<b>1,550.65</b>	<b>2,629.00</b>	<b>-1,078.35</b>	<b>-41.0%</b>
<b>Utilities</b>				
Electricity	4,160.91	4,197.86	-36.95	-0.9%
Water	1,058.45	1,193.86	-135.41	-11.3%
<b>Total Utilities</b>	<b>5,219.36</b>	<b>5,391.72</b>	<b>-172.36</b>	<b>-3.2%</b>
<b>Total CHA Expenses</b>	<b>45,331.38</b>	<b>49,641.86</b>	<b>-4,310.48</b>	<b>-8.7%</b>
<b>GIFTS</b>				
Reconciliation Discrepancies	255.00	240.00	15.00	6.3%
	0.00	0.00	0.00	0.0%
<b>Total Expense</b>	<b>45,644.38</b>	<b>49,881.86</b>	<b>-4,237.48</b>	<b>-8.5%</b>
<b>Net Ordinary Income</b>	<b>497.62</b>	<b>676.24</b>	<b>-178.62</b>	<b>-26.4%</b>
<b>Net Income</b>	<b>497.62</b>	<b>676.24</b>	<b>-178.62</b>	<b>-26.4%</b>

# Countryside Homeowners Association

## A/R Aging Summary

As of January 8, 2013

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
118-F-JAGGERS	0.00	0.00	0.00	84.00	89.00	173.00
129-F-ARCHULETA	130.00	0.00	0.00	0.00	0.00	130.00
091-F Baize	130.00	0.00	0.00	84.00	673.00	887.00
109-F-Brown	130.00	0.00	0.00	83.00	0.00	213.00
023-FR-Stith	130.00	0.00	0.00	0.00	0.00	130.00
005-GLUA-Smith	130.00	0.00	0.00	0.00	0.00	130.00
006-F-Holtzinger	130.00	0.00	0.00	0.00	0.00	130.00
010-FR-Halaris	130.00	0.00	0.00	0.00	0.00	130.00
011-FR-Alvey	130.00	0.00	0.00	0.00	0.00	130.00
013-F-Rhodes	130.00	0.00	0.00	0.00	0.00	130.00
015-FR-Muenster/Moorefield	130.00	0.00	0.00	0.00	0.00	130.00
017-FR-Mattern	130.00	0.00	0.00	0.00	0.00	130.00
021-F-Sheehy	130.00	0.00	0.00	0.00	0.00	130.00
022-F-Gadansky	130.00	0.00	0.00	0.00	0.00	130.00
024-F-STEVENS	130.00	0.00	0.00	0.00	0.00	130.00
025-F-schrump	130.00	0.00	0.00	0.00	0.00	130.00
016-FR-Hestand	130.00	0.00	0.00	0.00	0.00	130.00
026-LUA-Hayfield Utilities	130.00	0.00	0.00	0.00	185.00	315.00
027-FR-Jennings	130.00	0.00	0.00	0.00	0.00	130.00
029-F-Lawson	130.00	0.00	0.00	0.00	0.00	130.00
030-F-Payne	130.00	0.00	0.00	0.00	0.00	130.00
032-F-MURPHY	130.00	0.00	0.00	0.00	0.00	130.00
033-F-Mulders	130.00	0.00	0.00	0.00	0.00	130.00
034-F-Scott	130.00	0.00	0.00	0.00	0.00	130.00
035-LUA-White	10.00	0.00	0.00	0.00	0.00	10.00
036-F-Farley	130.00	0.00	0.00	0.00	0.00	130.00
037-F- FULLER	130.00	0.00	0.00	0.00	0.00	130.00
039-F-Walcott	130.00	0.00	0.00	0.00	0.00	130.00
040-F-Katsampes	130.00	0.00	0.00	0.00	0.00	130.00
041-F-Kuntz	130.00	0.00	0.00	0.00	0.00	130.00
042-FR-Pollard	130.00	0.00	0.00	0.00	0.00	130.00
043-F-Oefinger	130.00	0.00	0.00	0.00	0.00	130.00
048-FR-Gerth	130.00	0.00	0.00	0.00	0.00	130.00
049-F-Petitjean	130.00	0.00	0.00	0.00	0.00	130.00
050-LUA-Auberry	10.00	0.00	0.00	0.00	0.00	100.00
051-F-Strickland	130.00	0.00	0.00	0.00	0.00	130.00
052-FR-Smith	130.00	0.00	0.00	0.00	0.00	130.00
054-F-Onkst	130.00	0.00	0.00	70.00	0.00	200.00
055-F-White	130.00	0.00	0.00	0.00	0.00	130.00
057-FR-Johnson	130.00	0.00	0.00	0.00	0.00	130.00
061-F-Bradley	0.00	0.00	0.00	84.00	89.00	173.00
062-FR-Leonard	130.00	0.00	0.00	0.00	0.00	130.00
063-FR-Wheat	130.00	0.00	0.00	0.00	0.00	130.00
064-FR-Burch	130.00	0.00	0.00	0.00	0.00	130.00
065-F-RIEHL	130.00	0.00	0.00	24.00	0.00	154.00
067-FR-Wilkerson	130.00	0.00	0.00	0.00	0.00	130.00
068-F-Woodall	130.00	0.00	0.00	0.00	0.00	130.00
069-F-Cox	130.00	0.00	0.00	84.00	0.00	214.00

# Countryside Homeowners Association

## A/R Aging Summary

As of January 8, 2013

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
070-F-Flynn	130.00	0.00	0.00	0.00	0.00	130.00
072-F-Bradley	110.00	0.00	0.00	0.00	0.00	110.00
073-F-Peck	130.00	0.00	0.00	0.00	0.00	130.00
074-F-Frankenfield	130.00	0.00	0.00	0.00	0.00	130.00
075-FR-McIntosh	130.00	0.00	0.00	0.00	0.00	130.00
077-F-Gatewood	130.00	0.00	0.00	0.00	0.00	130.00
078-FR-Graviss	130.00	0.00	0.00	0.00	0.00	130.00
079-F-Wilson	130.00	0.00	0.00	0.00	0.00	130.00
080-F-Branstein	130.00	0.00	0.00	0.00	0.00	130.00
081-FR-Hale	130.00	0.00	0.00	0.00	0.00	130.00
082-F-Coleman	130.00	0.00	0.00	0.00	0.00	130.00
084-F-Mottram	130.00	0.00	0.00	0.00	0.00	130.00
085-F-De Baila	130.00	0.00	0.00	84.00	0.00	214.00
086-F-Campbell	130.00	0.00	0.00	0.00	0.00	130.00
087-FR-Whitlam	130.00	0.00	0.00	0.00	0.00	130.00
089-F-Lewis	130.00	0.00	0.00	0.00	0.00	130.00
090-F-Marques	130.00	0.00	0.00	0.00	0.00	130.00
091-TERMF-Hamati	0.00	0.00	0.00	0.00	94.00	94.00
092-FR-Logsdon	130.00	0.00	0.00	0.00	0.00	130.00
093-FR-Nold	130.00	0.00	0.00	0.00	0.00	130.00
094-FR-Reynolds	130.00	0.00	0.00	0.00	0.00	130.00
095-F-Cheek	130.00	0.00	0.00	0.00	0.00	130.00
096-F-Johnson	130.00	0.00	0.00	0.00	0.00	130.00
097-FR-Burch	130.00	0.00	0.00	0.00	0.00	130.00
098-F-current homeowner	130.00	0.00	0.00	0.00	0.00	130.00
099-FR-Morris	130.00	0.00	0.00	0.00	0.00	130.00
101-F-Flannery	130.00	0.00	0.00	0.00	0.00	130.00
102-FR-Schardein	130.00	0.00	0.00	0.00	0.00	130.00
104-FR-Chick	130.00	0.00	0.00	0.00	0.00	130.00
106-F-Shemwell	130.00	0.00	0.00	0.00	0.00	130.00
107-MILLER	130.00	0.00	0.00	0.00	0.00	130.00
108-FR-Young	130.00	0.00	0.00	0.00	0.00	130.00
111-F-Kern	130.00	0.00	0.00	0.00	0.00	130.00
112-F-Dickson	130.00	0.00	0.00	0.00	0.00	130.00
115-F-Dabeko	130.00	0.00	0.00	0.00	0.00	130.00
116-F-Breeland	125.00	0.00	0.00	0.00	0.00	125.00
118-F-SINGERMAN-OWNER	130.00	0.00	0.00	0.00	262.00	392.00
121-F-Brown	130.00	0.00	0.00	0.00	0.00	130.00
122-FR-Schaller	130.00	0.00	0.00	0.00	0.00	130.00
123-F-Steineker	130.00	0.00	0.00	0.00	0.00	130.00
125-F-Tichenor	0.00	0.00	0.00	0.00	-168.00	-168.00
127-F-Mefford	125.00	0.00	0.00	0.00	0.00	125.00
128-F-Dissell	130.00	0.00	0.00	0.00	0.00	130.00
129-TERMF-Gunther	0.00	0.00	0.00	0.00	182.67	182.67
130-F-Guidry	130.00	0.00	0.00	0.00	0.00	130.00
131-F-Gray	120.00	0.00	0.00	0.00	0.00	120.00
133-F-Davies	89.00	0.00	0.00	0.00	-89.00	0.00
134-F-Ford	130.00	0.00	0.00	84.00	0.00	214.00

**Countryside Homeowners Association**  
**A/R Aging Summary**  
 As of January 8, 2013

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
135-F-Eastburn	130.00	0.00	0.00	0.00	0.00	130.00
137-F-Will	102.00	0.00	0.00	0.00	-312.00	-210.00
140-F-Capsel	130.00	0.00	0.00	0.00	0.00	130.00
141-FR-Jablonski	130.00	0.00	0.00	0.00	0.00	130.00
142-F-Melendy	130.00	0.00	0.00	0.00	0.00	130.00
143-FR-Tucci	130.00	0.00	0.00	0.00	0.00	130.00
144-F-MILLER	124.00	0.00	0.00	0.00	0.00	124.00
145-F-Crawley	130.00	0.00	0.00	0.00	0.00	130.00
146-LUA-Brothers	10.00	0.00	0.00	0.00	0.00	10.00
147-F-Shams	130.00	0.00	0.00	0.00	0.00	130.00
148-F-Parrish	130.00	0.00	0.00	0.00	0.00	130.00
151-F-Willis	130.00	0.00	0.00	0.00	0.00	130.00
153-F-Cleary	130.00	0.00	0.00	0.00	0.00	130.00
154-FR-Causey	130.00	0.00	0.00	0.00	0.00	130.00
155-FR-Nikolich	84.00	0.00	0.00	0.00	-84.00	0.00
156-F-Care	46.00	0.00	0.00	0.00	0.00	46.00
157-GLUA-Ogburn	130.00	0.00	0.00	0.00	0.00	130.00
158-F-White	130.00	0.00	0.00	0.00	0.00	130.00
159-F-Ford	130.00	0.00	0.00	84.00	94.00	308.00
160-Marquez	130.00	0.00	0.00	0.00	0.00	130.00
<b>TOTAL</b>	<b>13,825.00</b>	<b>0.00</b>	<b>0.00</b>	<b>765.00</b>	<b>1,115.67</b>	<b>15,705.67</b>