

Countryside Homeowners Association  
Board Meeting Minutes  
Tuesday, September 3, 2013

**Call to Order:**

The monthly meeting for September was held at the North Oldham Fire Department and was called to order at 7:08 pm with a quorum present.

**Attendees:**

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

**Absent:** Mike Schafer

**Minutes:**

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

**President's Comments:** None

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

**Committee Reports:**

Special Projects/Garbage – None

Landscape/Beautification – Linda shared with the board that we have another dead tree by the 329 entrance. Linda will get estimates to remove the tree and shared with the board. Dawn shared that Tim is still trying to get estimates to repair the stones. The 329 entrance light that shines on the entrance sign is out again. Christi will send her husband Steve to look at and report back what is found.

Bylaws – Chuck – None

Social Committee – Cathy shared that she moved the Countryside Facebook page. The Facebook page will require her to approve residents before being able to view and/post. The board decided not to have a chili cook off this year due to poor attendance last year.

Membership/Publicity – None

Traffic/Safety – None

Roads/Drainage – None

Audit - None

Arch Control/Land Use Restrictions – Several groups of board members have gone around the neighborhood to gather signatures and have made some progress. Eric reported 18 signatures had been notarized and estimated that Mike had about 10.

**Unfinished Business: None**

**New Business:**

- 1) Steve Parrish, Countryside Insurance Representative contacted Linda regarding a possible interest in a group of homeowners changing insurance company and getting a discount. The board decided to revisit at a later date after getting the LUR done. The board decided that we did not want Countryside Association being affiliated and mentioned. Someone mentioned about maybe inviting Steve to a general meeting for him to share the information.
- 2) Christi requested that the board try and go out on Tuesdays to gather signatures. It seems to be a good evening for everyone to go.

**Accounts Payable:**

- 1) Matthew Cornell - \$64.00
- 2) Christi Leonard - \$62.36 (Printer Ink)
- 3) Eric Welenken - \$20.67 (Light bulb for 329 entrance)
- 4) Welenken CPA's - \$600.00 (preparation of 1099N and financial statements)

Dawn 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 7:48 pm. The motion was made by Eric and seconded by Dawn.

Respectfully submitted by Dawn Graviss

5:30 PM

09/03/13

Cash Basis

# Countryside Homeowners Association

## Balance Sheet

As of August 31, 2013

	<u>Aug 31, 13</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
PNC BANK	<u>18,844.88</u>
Total Checking/Savings	<u>18,844.88</u>
Accounts Receivable	
Accounts Receivable	<u>-939.00</u>
Total Accounts Receiva...	<u>-939.00</u>
Total Current Assets	<u>17,905.88</u>
<b>TOTAL ASSETS</b>	<u><b>17,905.88</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	<u>10,880.69</u>
Net Income	<u>7,025.19</u>
Total Equity	<u>17,905.88</u>
<b>TOTAL LIABILITIES &amp; EQUI...</b>	<u><b>17,905.88</b></u>

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09/03/13

Cash Basis

# Countryside Homeowners Association Profit & Loss Prev Month Comparison August 2013

	Aug 13	Aug 12	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
Income				
Income				
Garbage Service	0.00	882.02	-882.02	-100.0%
General Fund	110.77	490.01	-379.24	-77.4%
Land Use Assessment	9.23	7.97	1.26	15.8%
<b>Total Income</b>	<b>120.00</b>	<b>1,380.00</b>	<b>-1,260.00</b>	<b>-91.3%</b>
Other Inc	0.00	45.00	-45.00	-100.0%
<b>Total Income</b>	<b>120.00</b>	<b>1,425.00</b>	<b>-1,305.00</b>	<b>-91.6%</b>
Expense				
CHA Expenses				
Administrative				
Copies	67.84	0.00	67.84	100.0%
Postal	0.00	45.00	-45.00	-100.0%
<b>Total Administrative</b>	<b>67.84</b>	<b>45.00</b>	<b>22.84</b>	<b>50.8%</b>
CHA Event				
Special Event	71.20	239.11	-167.91	-70.2%
<b>Total CHA Event</b>	<b>71.20</b>	<b>239.11</b>	<b>-167.91</b>	<b>-70.2%</b>
Landscaping				
Mowing	560.00	430.00	130.00	30.2%
Shrub & Tree Trimming	385.00	0.00	385.00	100.0%
<b>Total Landscaping</b>	<b>945.00</b>	<b>430.00</b>	<b>515.00</b>	<b>119.8%</b>
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%
<b>Total Sanitation Services</b>	<b>0.00</b>	<b>2,548.84</b>	<b>-2,548.84</b>	<b>-100.0%</b>
Special Projects/Repairs/Misc				
Police Patrol	120.00	130.15	-10.15	-7.8%
<b>Total Special Projects/Repairs/Misc</b>	<b>120.00</b>	<b>130.15</b>	<b>-10.15</b>	<b>-7.8%</b>
Utilities				
Electricity	347.57	65.40	282.17	431.5%
Water	381.45	360.65	20.80	5.8%
<b>Total Utilities</b>	<b>729.02</b>	<b>426.05</b>	<b>302.97</b>	<b>71.1%</b>
<b>Total CHA Expenses</b>	<b>1,933.06</b>	<b>3,819.15</b>	<b>-1,886.09</b>	<b>-49.4%</b>
<b>Total Expense</b>	<b>1,933.06</b>	<b>3,819.15</b>	<b>-1,886.09</b>	<b>-49.4%</b>
<b>Net Ordinary Income</b>	<b>-1,813.06</b>	<b>-2,394.15</b>	<b>581.09</b>	<b>24.3%</b>
<b>Net Income</b>	<b>-1,813.06</b>	<b>-2,394.15</b>	<b>581.09</b>	<b>24.3%</b>

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09/03/13

Cash Basis

# Countryside Homeowners Association

## Profit & Loss Prev Year Comparison

January through August 2013

	Jan - Aug 13	Jan - Aug 12	\$ Change	% Change
Ordinary Income/Expense				
Income				
Income				
Garbage Service	871.08	20,389.40	-19,518.32	-95.7%
General Fund	17,031.92	11,765.24	5,266.68	44.8%
Land Use Assessment	1,419.00	1,009.36	409.64	40.6%
Total Income	19,322.00	33,164.00	-13,842.00	-41.7%
Other Inc	40.00	289.00	-249.00	-86.2%
Total Income	19,362.00	33,453.00	-14,091.00	-42.1%
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	80.22	8.48	71.74	846.0%
Incorporation Fee	15.00	15.00	0.00	0.0%
Postal	0.00	295.00	-295.00	-100.0%
Supplies	12.16	249.46	-237.30	-95.1%
Total Administrative	1,377.38	1,999.64	-622.26	-31.1%
CHA Event				
Christmas Contest	100.00	70.00	30.00	42.9%
Special Event	71.20	239.11	-167.91	-70.2%
CHA Event - Other	0.00	160.00	-160.00	-100.0%
Total CHA Event	171.20	469.11	-297.91	-63.5%
Landscaping				
Fertilizer/Lime Application	0.00	18.00	-18.00	-100.0%
Mowing	1,890.00	1,790.00	100.00	5.6%
Mulch & Installation	700.00	200.00	500.00	250.0%
Shrub & Tree Trimming	735.00	545.00	190.00	34.9%
Sprinkler Maintenance	278.49	617.12	-338.63	-54.9%
Total Landscaping	3,603.49	3,170.12	433.37	13.7%
Sanitation Services				
Fuel Sur-Charge	0.00	0.00	0.00	0.0%
Garbage Service	2,191.00	17,528.00	-15,337.00	-87.5%
Recycling Service	357.84	2,862.72	-2,504.88	-87.5%
Total Sanitation Services	2,548.84	20,390.72	-17,841.88	-87.5%
Special Projects/Repairs/Misc				
Police Patrol	1,022.46	1,012.06	10.40	1.0%

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09/03/13

Cash Basis

# Countryside Homeowners Association

## Profit & Loss Prev Year Comparison

January through August 2013

	Jan - Aug 13	Jan - Aug 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/...	1,495.25	1,022.87	472.38	46.2%
Utilities				
Electricity	2,403.22	2,509.76	-106.54	-4.3%
Water	737.43	625.79	111.64	17.8%
Total Utilities	3,140.65	3,135.55	5.10	0.2%
Total CHA Expenses	12,336.81	30,188.01	-17,851.20	-59.1%
GIFTS	0.00	30.00	-30.00	-100.0%
Total Expense	12,336.81	30,276.01	-17,939.20	-59.3%
Net Ordinary Income	7,025.19	3,176.99	3,848.20	121.1%
Net Income	7,025.19	3,176.99	3,848.20	121.1%

Countryside Homeowners Association  
A/R Aging Summary  
As of September 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
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 Balla	0.00	0.00	0.00	0.00	-284.00	-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	10.00	10.00
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	30.00	30.00
125-F-Tichenor	0.00	0.00	0.00	0.00	-168.00	-168.00
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
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,164.67</b>	<b>2,164.67</b>