

**Countryside Homeowners Association  
Board Meeting  
November 5, 2013  
7:00 pm**

- River City  
Masonry  
\$1500.00  
- Written  
Estimate  
- Check for  
other  
estimates  
for next  
meeting.

**Call to Order**

**Minutes**

**President's Comments** – thank you to board members for your time

**Treasurer's Report** – September and October's reports

**Committee Reports**

- a) Garbage/Recycling – Linda
- b) Landscape – Linda
- c) Audit – Eric
- d) By-laws – Chuck
- e) Social – Cathy – good call on moving Halloween
- f) Membership – open
- g) Traffic & Safety – open
- h) Roads, Maintenance/Drainage – open
- i) Arch. Control/Land Use Restrictions – Mike and Christi
- j) Communicator – open

**Unfinished Business**

- a) Land Use Restrictions – updated list?
- b) Rebuilding/replacing of rock curbing at back entrance \$ 750 back  
\$ 750 front (3)

**New Business**

- a) Accounts Payable

**Miscellaneous**

- a) Communicator November issue to advertise our annual holiday decorating contest
- b) General Meeting November 11 – vote on candidates

- Review  
past  
minutes  
to see  
if we  
Amended  
to  
meeting  
when  
set.

Agenda =

- ① Notaries = to gather info to be ready by <sup>end of</sup> Dec 2013.
- ② Ask for volunteers = ~~for every~~ ideas to get  
assisted w/ signatures.
- ③ Mike to share at meeting the handout Q+A  
& ~~bylined~~ Land use.  
\* Prepare sign in sheet for general meeting

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

**Call to Order:**

The monthly meeting for October was held at the North Oldham Fire Department and was called to order at 7:14 pm with a quorum present.

**Attendees:**

Linda Hestand, Dawn Graviss, Eric Welenken, and Cathy Miller

**Absent:** Chuck Culp, Mike Schafer and Christi Leonard

**Minutes:**

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

**President's Comments:** None

**Treasurer's Report/Accounts Payable:** Eric was unable to provide September report. The board will review the September Treasurer's report at the November meeting. Eric shared with the board that not much activity with Accounts Payable.

**Committee Reports:**

Special Projects/Garbage – None

Landscape/Beautification – Linda received an estimate from T Trees to remove and grind stump at 329 entrance of \$490 total. The board informed Linda to move forward to have the tree removed.

Bylaws – Chuck – None

Social Committee – Cathy shared that she is approving residents for our facebook page.

Membership/Publicity – Linda shared that this position is open.

Traffic/Safety – None

Roads/Drainage – None

Arch Control/Land Use Restrictions – Linda is going to email Christi for updated list. Linda is going to send out email to board about going out on Tuesday to get signatures.

**Unfinished Business:**

a) Rebuilding/replacing of rock curbing at back entrance – Dawn reported that Tim is working on getting an estimate.

**New Business:**

a) The board set the next general meeting for Monday, November 11<sup>th</sup> at 7 pm at the North Oldham Fire Department.

**Accounts Payable:**

- 1) Matthew Cornell - \$120.00
- 2) Lawn Pros - \$310.00
- 3) Eric Welenken - \$54.00 (PO Box rental)
- 4) Cathy Miller - \$191.12 (Summer Social supplies)
- 5) T Tree's - \$490.00 (Hwy 329 entrance – tree removal and stump grinded)

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

The meeting was adjourned at 7:35 pm. The motion was made by Cathy and seconded by Eric.

Respectfully submitted by Dawn Graviss

1:46 PM

11/04/13

Cash Basis

# Countryside Homeowners Association

## Balance Sheet

As of September 30, 2013

	<u>Sep 30, 13</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
PNC BANK	17,243.58
Total Checking/Savings	17,243.58
Accounts Receivable	
Accounts Receivable	-939.00
Total Accounts Receiva...	-939.00
Total Current Assets	16,304.58
<b>TOTAL ASSETS</b>	<u>16,304.58</u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	10,880.69
Net Income	5,423.89
Total Equity	16,304.58
<b>TOTAL LIABILITIES &amp; EQUI...</b>	<u>16,304.58</u>

# Countryside Homeowners Association

## Profit & Loss Prev Month Comparison

### September 2013

	Sep 13	Sep 12	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	0.00	2,088.00	-2,088.00	-100.0%
General Fund	207.69	1,190.00	-982.31	-82.6%
Land Use Assessment	17.31	0.00	17.31	100.0%
Total Income	225.00	3,278.00	-3,053.00	-93.1%
Other Inc	0.00	45.00	-45.00	-100.0%
Total Income	225.00	3,323.00	-3,098.00	-93.2%
Expense				
CHA Expenses				
Administrative				
Compiliation	600.00	450.00	150.00	33.3%
Postal	0.00	52.00	-52.00	-100.0%
Supplies	62.36	0.00	62.36	100.0%
Tax Return	0.00	450.00	-450.00	-100.0%
Total Administrative	662.36	952.00	-289.64	-30.4%
CHA Event				
Special Event	0.00	7.59	-7.59	-100.0%
Total CHA Event	0.00	7.59	-7.59	-100.0%
Landscaping				
Mowing	535.00	280.00	255.00	91.1%
Total Landscaping	535.00	280.00	255.00	91.1%
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	128.00	129.72	-1.72	-1.3%
Repairs				
Lighting Repair	20.67	0.00	20.67	100.0%
Total Repairs	20.67	0.00	20.67	100.0%
Total Special Projects/Repairs/...	148.67	129.72	18.95	14.6%

# Countryside Homeowners Association

## Profit & Loss Prev Month Comparison

### September 2013

	Sep 13	Sep 12	\$ Change	% Change
<b>Utilities</b>				
Electricity	346.91	279.52	67.39	24.1%
Water	125.36	0.00	125.36	100.0%
<b>Total Utilities</b>	<u>472.27</u>	<u>279.52</u>	<u>192.75</u>	<u>69.0%</u>
<b>Total CHA Expenses</b>	<u>1,818.30</u>	<u>4,197.67</u>	<u>-2,379.37</u>	<u>-56.7%</u>
<b>Total Expense</b>	<u>1,818.30</u>	<u>4,197.67</u>	<u>-2,379.37</u>	<u>-56.7%</u>
<b>Net Ordinary Income</b>	<u>-1,593.30</u>	<u>-874.67</u>	<u>-718.63</u>	<u>-82.2%</u>
<b>Net Income</b>	<u>-1,593.30</u>	<u>-874.67</u>	<u>-718.63</u>	<u>-82.2%</u>

1:51 PM

11/04/13

Cash Basis

# Countryside Homeowners Association

## Profit & Loss Prev Year Comparison

January through September 2013

	Jan - Sep 13	Jan - Sep 12	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	871.08	22,477.40	-21,606.32	-96.1%
General Fund	17,239.61	12,955.24	4,284.37	33.1%
Land Use Assessment	1,436.31	1,009.36	426.95	42.3%
Total Income	19,547.00	36,442.00	-16,895.00	-46.4%
Other Inc	40.00	334.00	-294.00	-88.0%
Total Income	19,587.00	36,776.00	-17,189.00	-46.7%
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	0.00	0.00	0.0%
Compilation - NO 990 -	600.00	450.00	150.00	33.3%
Copies	80.22	8.48	71.74	846.0%
Incorporation Fee	15.00	15.00	0.00	0.0%
Postal	0.00	347.00	-347.00	-100.0%
Supplies	74.52	249.46	-174.94	-70.1%
Tax Return	0.00	450.00	-450.00	-100.0%
Total Administrative	2,039.74	2,951.64	-911.90	-30.9%
CHA Event				
Christmas Contest	100.00	70.00	30.00	42.9%
Special Event	71.20	246.70	-175.50	-71.1%
CHA Event - Other	0.00	160.00	-160.00	-100.0%
Total CHA Event	171.20	476.70	-305.50	-64.1%
Landscaping				
Fertilizer/Lime Application	0.00	18.00	-18.00	-100.0%
Mowing	2,425.00	2,070.00	355.00	17.2%
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	4,138.49	3,450.12	688.37	20.0%
Sanitation Services				
Fuel Sur-Charge	0.00	0.00	0.00	0.0%
Garbage Service	2,191.00	19,719.00	-17,528.00	-88.9%
Recycling Service	357.84	3,220.56	-2,862.72	-88.9%
Total Sanitation Services	2,548.84	22,939.56	-20,390.72	-88.9%

1:51 PM

11/04/13

Cash Basis

# Countryside Homeowners Association

## Profit & Loss Prev Year Comparison

January through September 2013

	Jan - Sep 13	Jan - Sep 12	\$ Change	% Change
Special Projects/Repairs/Misc				
Police Patrol	1,158.46	1,141.78	16.68	1.5%
Repairs				
Lighting Repair	493.46	10.81	482.65	4,464.9%
Total Repairs	493.46	10.81	482.65	4,464.9%
Total Special Projects/Repairs/...	1,651.92	1,152.59	499.33	43.3%
Utilities				
Electricity	2,750.13	2,789.28	-39.15	-1.4%
Water	862.79	625.79	237.00	37.9%
Total Utilities	3,612.92	3,415.07	197.85	5.8%
Total CHA Expenses	14,163.11	34,385.68	-20,222.57	-58.8%
GIFTS	0.00	30.00	-30.00	-100.0%
Total Expense	14,163.11	34,473.68	-20,310.57	-58.9%
Net Ordinary Income	5,423.89	2,302.32	3,121.57	135.6%
Net Income	5,423.89	2,302.32	3,121.57	135.6%

1:46 PM

11/04/13

Cash Basis

**Countryside Homeowners Association**  
**Balance Sheet**  
**As of October 31, 2013**

	<u>Oct 31, ...</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
PNC BANK	<u>15,716.19</u>
Total Checking/Savings	<u>15,716.19</u>
Accounts Receivable	
Accounts Receivable	<u>-939.00</u>
Total Accounts Receiva...	<u>-939.00</u>
Total Current Assets	<u>14,777.19</u>
<b>TOTAL ASSETS</b>	<u><b>14,777.19</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	10,880.69
Net Income	<u>3,896.50</u>
Total Equity	<u>14,777.19</u>
<b>TOTAL LIABILITIES &amp; EQUI...</b>	<u><b>14,777.19</b></u>

# Countryside Homeowners Association

## Profit & Loss Prev Month Comparison

### October 2013

	Oct 13	Oct 12	\$ Change	% Change
Ordinary Income/Expense				
Income				
Income				
Garbage Service	0.00	4,964.14	-4,964.14	-100.0%
General Fund	0.00	2,824.53	-2,824.53	-100.0%
Land Use Assessment	0.00	2.22	-2.22	-100.0%
Total Income	0.00	7,790.89	-7,790.89	-100.0%
Other Inc	0.00	42.11	-42.11	-100.0%
Total Income	0.00	7,833.00	-7,833.00	-100.0%
Expense				
CHA Expenses				
Administrative				
Postal	54.00	0.00	54.00	100.0%
Total Administrative	54.00	0.00	54.00	100.0%
CHA Event				
Special Event	191.12	0.00	191.12	100.0%
Total CHA Event	191.12	0.00	191.12	100.0%
Landscaping				
Mowing	310.00	150.00	160.00	106.7%
Shrub & Tree Trimming	490.00	0.00	490.00	100.0%
Total Landscaping	800.00	150.00	650.00	433.3%
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	0.00	130.15	-130.15	-100.0%
Total Special Projects/Repairs/...	0.00	130.15	-130.15	-100.0%
Utilities				
Electricity	346.73	664.66	-317.93	-47.8%

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

	Oct 13	Oct 12	\$ Change	% Change
Water	135.54	364.31	-228.77	-62.8%
Total Utilities	482.27	1,028.97	-546.70	-53.1%
Total CHA Expenses	1,527.39	3,857.96	-2,330.57	-60.4%
Total Expense	1,527.39	3,857.96	-2,330.57	-60.4%
Net Ordinary Income	-1,527.39	3,975.04	-5,502.43	-138.4%
Net Income	-1,527.39	3,975.04	-5,502.43	-138.4%

# Countryside Homeowners Association

## Profit & Loss Prev Year Comparison

January through October 2013

	Jan - Oct 13	Jan - Oct 12	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	871.08	27,441.54	-26,570.46	-96.8%
General Fund	17,239.61	15,779.77	1,459.84	9.3%
Land Use Assessment	1,436.31	1,011.58	424.73	42.0%
Total Income	19,547.00	44,232.89	-24,685.89	-55.8%
Other Inc	40.00	376.11	-336.11	-89.4%
Total Income	19,587.00	44,609.00	-25,022.00	-56.1%
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%
Compilation	600.00	450.00	150.00	33.3%
Copies	80.22	71.74	8.48	846.0%
Incorporation Fee	15.00	15.00	0.00	0.0%
Postal	54.00	347.00	-293.00	-84.4%
Supplies	74.52	249.46	-174.94	-70.1%
Tax Return	0.00	450.00	-450.00	-100.0%
Total Administrative	2,093.74	2,951.64	-857.90	-29.1%
CHA Event				
Christmas Contest	100.00	70.00	30.00	42.9%
Special Event	262.32	246.70	15.62	6.3%
CHA Event - Other	0.00	160.00	-160.00	-100.0%
Total CHA Event	362.32	476.70	-114.38	-24.0%
Landscaping				
Fertilizer/Lime Application	0.00	18.00	-18.00	-100.0%
Mowing	2,735.00	2,220.00	515.00	23.2%
Mulch & Installation	700.00	200.00	500.00	250.0%
Shrub & Tree Trimming	1,225.00	545.00	680.00	124.8%
Sprinkler Maintenance	278.49	617.12	-338.63	-54.9%
Total Landscaping	4,938.49	3,600.12	1,338.37	37.2%
Sanitation Services				
Fuel Sur-Charge	0.00	0.00	0.00	0.0%
Garbage Service	2,191.00	21,910.00	-19,719.00	-90.0%
Recycling Service	357.84	3,578.40	-3,220.56	-90.0%
Total Sanitation Services	2,548.84	25,488.40	-22,939.56	-90.0%

1:52 PM

11/04/13

Cash Basis

# Countryside Homeowners Association

## Profit & Loss Prev Year Comparison

January through October 2013

	Jan - Oct 13	Jan - Oct 12	\$ Change	% Change
Special Projects/Repairs/Misc				
Police Patrol	1,158.46	1,271.93	-113.47	-8.9%
Repairs				
Lighting Repair	493.46	10.81	482.65	4,464.9%
Total Repairs	493.46	10.81	482.65	4,464.9%
Total Special Projects/Repairs/...	1,651.92	1,282.74	369.18	28.8%
Utilities				
Electricity	3,096.86	3,453.94	-357.08	-10.3%
Water	998.33	990.10	8.23	0.8%
Total Utilities	4,095.19	4,444.04	-348.85	-7.9%
Total CHA Expenses	15,690.50	38,243.64	-22,553.14	-59.0%
GIFTS	0.00	30.00	-30.00	-100.0%
Total Expense	15,690.50	38,331.64	-22,641.14	-59.1%
Net Ordinary Income	3,896.50	6,277.36	-2,380.86	-37.9%
Net Income	3,896.50	6,277.36	-2,380.86	-37.9%