

# Countryside Homeowners Association

## Board Meeting Minutes

Tuesday, May 7, 2013

### Call to Order:

The monthly meeting for May was held at the North Oldham Fire Department and was called to order at 7:00 pm with a quorum present.

### Attendees:

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

Absent: None

### Minutes:

April minutes were reviewed. Cathy moved to accept and Dawn seconded. The vote was unanimous and the motion passed with two abstentions.

President's Comments: Thanks for committing your time to be here!

Treasurer's Report/Accounts Payable: Eric provided April report. Chuck moved to accept the Treasurer's report for April and Mike seconded. The vote was unanimous and the motion passed. At a previous meeting, Cathy had inquired about the amounts of \$69.43 and \$367.07 (January – March 213) garbage service and the utilities amounts. Eric explained it was a timing issue on when the bill was paid.

### Committee Reports:

Special Projects/Garbage – None

Landscape/Beautification – Payne Electric fixed the lights at the back entrance. Payne Electric replaced the photo eye. Josh is working on the dandelions, spraying weeds and will be mulching soon. Christi inquired about Josh's schedule for taking care of grass, etc.

Bylaws – Chuck – None

Social Committee – Cathy shared her concern about having the social in Allison and Diana's yard. She felt that you had to dodge the dog poop and deal with the large dogs. Cathy felt it would be easier to have at her house and not have to move items everywhere. Cathy offered her yard and house, so the board has decided to hold the social at Cathy's house on Meadowland. Linda told her if she needed anything to let the board know. Cathy mentioned maybe having a flavored shaved ice truck. She is going to inquire about price. Linda will contact the fire department about having the fire truck spray the kids. Dawn suggested donuts on a string or a jar of candy and have them guess.

Membership/Publicity – Cathy shared that houses are selling in Countryside.

Traffic/Safety – None

Roads/Drainage – None

Arch Control/Land Use Restrictions – Christi to compare PVA to list and update. The plan is for the board to develop a plan in June. Christi shared that she would like to have this done by August.

Unfinished Business:

- Dawn working on directory. Will use the PVA listing and add phone numbers.

New Business: None

Accounts Payable:

- 1) Matthew Cornell - \$106.50
- 2) Oldham County Fiscal Court – \$9.25
- 3) Lawn Pros - \$500.00 (3-4 grass mowing and spring cleanup)
- 4) Hebel Irrigation - \$149.49
- 5) Payne Electric - \$436.85
- 6) Travelers Insurance - \$1264.00

Dawn 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 7:50 pm. The motion was made by Mike and seconded by Chuck.

Respectfully submitted by Dawn Graviss

8:02 AM

05/07/13

Cash Basis

# Countryside Homeowners Association

## Balance Sheet

As of April 30, 2013

	Apr 30, 13
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
PNC BANK	25,174.97
Total Checking/Savings	25,174.97
Accounts Receivable	
Accounts Receivable	-739.00
Total Accounts Receivable	-739.00
Total Current Assets	24,435.97
<b>TOTAL ASSETS</b>	<b><u>24,435.97</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	10,880.69
Net Income	13,555.28
Total Equity	24,435.97
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>24,435.97</u></b>

8:01 AM

05/07/13

Cash Basis

# Countryside Homeowners Association

## Profit & Loss Prev Month Comparison

### April 2013

	Apr 13	Apr 12	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	266.79	2,754.00	-2,487.21	-90.3%
General Fund	582.05	1,530.00	-947.95	-62.0%
Land Use Assessment	46.16	0.00	46.16	100.0%
Total Income	895.00	4,284.00	-3,389.00	-79.1%
Other Inc	15.00	0.00	15.00	100.0%
Total Income	910.00	4,284.00	-3,374.00	-78.8%
Expense				
CHA Expenses				
Administrative				
Bank Fee	0.00	3.00	-3.00	-100.0%
Supplies	0.00	126.70	-126.70	-100.0%
Total Administrative	0.00	129.70	-129.70	-100.0%
Landscaping				
Mowing	0.00	320.00	-320.00	-100.0%
Mulch & Installation	0.00	200.00	-200.00	-100.0%
Total Landscaping	0.00	520.00	-520.00	-100.0%
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	137.72	130.58	7.14	5.5%
Repairs				
Lighting Repair	0.00	10.81	-10.81	-100.0%
Total Repairs	0.00	10.81	-10.81	-100.0%
Total Special Projects/Repairs/Misc	137.72	141.39	-3.67	-2.6%
Utilities				
Electricity	339.05	280.90	58.15	20.7%

8:01 AM

05/07/13

Cash Basis

# Countryside Homeowners Association

## Profit & Loss Prev Month Comparison

### April 2013

	Apr 13	Apr 12	\$ Change	% Change
Water	36.52	33.90	2.62	7.7%
Total Utilities	375.57	314.80	60.77	19.3%
Total CHA Expenses	513.29	3,654.73	-3,141.44	-86.0%
Total Expense	513.29	3,654.73	-3,141.44	-86.0%
Net Ordinary Income	396.71	629.27	-232.56	-37.0%
Net Income	396.71	629.27	-232.56	-37.0%

# Countryside Homeowners Association Profit & Loss Year Comparison January through April 2013

	Jan - Apr 13	Jan - Apr 12	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	633.86	11,535.40	-10,901.54	-94.5%
General Fund	16,087.05	6,768.57	9,318.48	137.7%
Land Use Assessment	1,351.25	962.03	389.22	40.5%
Total Income	18,072.16	19,266.00	-1,193.84	-6.2%
Other Inc	20.00	145.00	-125.00	-86.2%
Total Income	18,092.16	19,411.00	-1,318.84	-6.8%
Expense				
CHA Expenses				
Administrative				
Bank Fee	6.00	6.00	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	178.00	-178.00	-100.0%
Supplies	12.16	126.70	-114.54	-90.4%
Total Administrative	45.54	334.18	-288.64	-86.4%
CHA Event				
Christmas Contest	100.00	70.00	30.00	42.9%
Total CHA Event	100.00	70.00	30.00	42.9%
Landscaping				
Mowing	100.00	320.00	-220.00	-68.8%
Mulch & Installation	0.00	200.00	-200.00	-100.0%
Shrub & Tree Trimming	0.00	545.00	-545.00	-100.0%
Sprinkler Maintenance	129.00	129.00	0.00	0.0%
Total Landscaping	229.00	1,194.00	-965.00	-80.8%
Sanitation Services				
Fuel Sur-Charge	0.00	0.00	0.00	0.0%
Garbage Service	2,191.00	8,764.00	-6,573.00	-75.0%
Recycling Service	357.84	1,431.36	-1,073.52	-75.0%
Total Sanitation Services	2,548.84	10,195.36	-7,646.52	-75.0%
Special Projects/Repairs/Misc				
Police Patrol	512.91	491.46	21.45	4.4%
Repairs				
Lighting Repair	0.00	10.81	-10.81	-100.0%
Total Repairs	0.00	10.81	-10.81	-100.0%
Total Special Projects/Repairs/Misc	512.91	502.27	10.64	2.1%

8:02 AM

05/07/13

Cash Basis

# Countryside Homeowners Association

## Profit & Loss Prev Year Comparison

### January through April 2013

	Jan - Apr 13	Jan - Apr 12	\$ Change	% Change
<b>Utilities</b>				
Electricity	1,033.65	1,050.97	-17.32	-1.7%
Water	66.94	66.58	0.36	0.5%
<b>Total Utilities</b>	<b>1,100.59</b>	<b>1,117.55</b>	<b>-16.96</b>	<b>-1.5%</b>
<b>Total CHA Expenses</b>	<b>4,536.88</b>	<b>13,413.36</b>	<b>-8,876.48</b>	<b>-66.2%</b>
<b>GIFTS</b>	<b>0.00</b>	<b>30.00</b>	<b>-30.00</b>	<b>-100.0%</b>
<b>Total Expense</b>	<b>4,536.88</b>	<b>13,443.36</b>	<b>-8,906.48</b>	<b>-66.3%</b>
<b>Net Ordinary Income</b>	<b>13,555.28</b>	<b>5,967.64</b>	<b>7,587.64</b>	<b>127.2%</b>
<b>Net Income</b>	<b>13,555.28</b>	<b>5,967.64</b>	<b>7,587.64</b>	<b>127.2%</b>

Countryside Homeowners Association  
A/R Aging Summary  
As of May 7, 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	75.84	75.84
021-F-Sheehy	0.00	0.00	0.00	0.00	130.00	130.00
026-LUA-Hayfield Utilities	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
061-F-Bradley	0.00	0.00	0.00	0.00	130.00	130.00
069-F-Mottram	0.00	0.00	0.00	0.00	214.00	214.00
072-F-Bradley	0.00	0.00	0.00	0.00	110.00	110.00
082-F-Coleman	0.00	0.00	0.00	0.00	130.00	130.00
085-F-De Baila	0.00	0.00	-84.00	0.00	0.00	-84.00
087-FR-Whitlam	0.00	0.00	0.00	0.00	130.00	130.00
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
134-F-Ford	0.00	0.00	0.00	0.00	84.00	84.00
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	-84.00	0.00	3,478.51	3,394.51