

Countryside Homeowners Association

Board Meeting Minutes

Tuesday, July 1, 2014

Call to Order:

The monthly meeting for July was held at the North Oldham Fire Department and was called to order at 7:04 pm with a quorum present.

Attendees:

Linda Hestand, Dawn Graviss, Chuck Culp, Eric Welenken and Mike Schafer

Absent: Cathy Miller

Minutes:

June minutes were reviewed. Chuck moved to accept and Mike seconded. The vote was unanimous and the motion passed with 1 abstention.

President's Comments: Thanks for being here.

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

Committee Reports:

Special Projects/Garbage – None

Landscape/Beautification – The stonework at the 329 entrances has been completed. The stonework at the 42 entrances is currently being worked on and should be finished very soon. Linda mentioned that she is planning to remove the azaleas. Linda checked with Hebel on the sprinkler system and everything checked out. Eric mentioned the 42-island growth. Linda will inquire to Josh about cutting down weeds and putting weed killer on the island.

Bylaws – Chuck –

5.8 Any director that is two or more quarters behind in assessments shall be automatically replaced as provided in articles 5.3 and 7.5.

7.2 The board shall hold regular meetings once every other month. The board can also call Special Meetings whenever deemed necessary by a quorum of the Board or when requested in writing by one-fourth of the membership. The Board shall meet within the State of Kentucky and may meet as often and at such times and places as the Board may deem advisable provided, however, the Board must meet at least once every other month.

7.7 A majority of the currently serving Directors, present in person or by conference call, shall constitute a quorum at all meetings of the Board of Directors.

9.3 The normal annual assessment will be waived for any Director after six months of service until such time that the Director is no longer serving on the Board. If a Director leaves for any reason, the balance of the annual assessment will be pro-rated and due the association.

These will need to be sent out to residents before general meeting. Mike made a motion for Chuck to present the above changes at general meeting that the social on July 19th. Chuck seconded. The vote was unanimous and the motion passed.

Social Committee – Eric to get ice for the event. Mike is planning to attend and provide information to residents regarding the TV giveaway and requirements. This will be shared with the residents via the Communicator.

Membership/Publicity – None

Traffic/Safety – None

Audit – Eric is working on compilation.

Roads/Drainage – None

Arch Control/Land Use Restrictions – The value of the television is set at \$550.00. Chuck made motion to allocation of \$550.00 to purchase television for giveaway with 85% of participation. Mike seconded. The vote was unanimous and the motion passed. Linda to discuss with Cathy about rain date of social for July 20th.

Unfinished Business:

- See By-laws – Included information about waiving fees.

New Business:

- Mike Schafer to send his neighbor a letter about requesting permission and plans to build new fence and deck. This is to be consistent with all residents and Countryside By-laws.

Accounts Payable:

1. Matt Cornell - \$128.00
2. Lawn Pros - \$310.00

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 8:10 pm. The motion was made by Dawn and seconded by Chuck.

Respectfully submitted by Dawn Graviss

7:39 AM

07/01/14

Cash Basis

Countryside Homeowners Association
Balance Sheet
As of June 30, 2014

	<u>Jun 30, 14</u>
ASSETS	
Current Assets	
Checking/Savings	
PNC BANK	24,296.23
Total Checking/Savings	24,296.23
Accounts Receivable	
Accounts Receivable	-592.00
Total Accounts Receivable	-592.00
Total Current Assets	23,704.23
TOTAL ASSETS	<u>23,704.23</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	13,256.01
Net Income	10,448.22
Total Equity	23,704.23
TOTAL LIABILITIES & EQUITY	<u>23,704.23</u>

Countryside Homeowners Association Profit & Loss Prev Month Comparison June 2014

	Jun 14	Jun 13	\$ Change	% Change
Ordinary Income/Expense				
Expense				
CHA Expenses				
Landscaping	310.00	210.00	100.00	47.6%
Mowing	133.75	0.00	133.75	100.0%
Weed Control				
Total Landscaping	443.75	210.00	233.75	111.3%
Special Projects/Repairs/Misc				
Police Patrol	128.00	129.72	-1.72	-1.3%
Repairs				
Lighting Repair	0.00	35.94	-35.94	-100.0%
Total Repairs	0.00	35.94	-35.94	-100.0%
Total Special Projects/Repairs/Misc	128.00	165.66	-37.66	-22.7%
Utilities				
Electricity	349.56	340.17	9.39	2.8%
Water	0.00	289.04	-289.04	-100.0%
Total Utilities	349.56	629.21	-279.65	-44.4%
Total CHA Expenses	921.31	1,004.87	-83.56	-8.3%
Total Expense	921.31	1,004.87	-83.56	-8.3%
Net Ordinary Income	-921.31	-1,004.87	83.56	8.3%
Net Income	-921.31	-1,004.87	83.56	8.3%

Countryside Homeowners Association Profit & Loss Prev Year Comparison January through June 2014

	Jan - Jun 14	Jan - Jun 13	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	0.00	813.22	-813.22	-100.0%
General Fund	15,288.91	16,768.23	-1,479.32	-8.8%
Land Use Assessment	1,334.09	1,399.71	-65.62	-4.7%
Total Income	16,623.00	18,981.16	-2,358.16	-12.4%
Other Inc	65.00	30.00	35.00	116.7%
Total Income	16,688.00	19,011.16	-2,323.16	-12.2%
Expense				
CHA Expenses				
Administrative	0.00	6.00	-6.00	-100.0%
Bank Fee	1,457.62	1,264.00	193.62	15.3%
Commercial Insurance	33.92	12.38	21.54	174.0%
Copies	15.00	15.00	0.00	0.0%
Incorporation Fee	141.00	0.00	141.00	100.0%
Postal	0.00	12.16	-12.16	-100.0%
Supplies	1,647.54	1,309.54	338.00	25.8%
Total Administrative	0.00	100.00	-100.00	-100.0%
CHA Event				
Christmas Contest	0.00	100.00	-100.00	-100.0%
Total CHA Event	0.00	100.00	-100.00	-100.0%
Landscaping				
Mowing	690.00	810.00	-120.00	-14.8%
Sprinkler Maintenance	325.74	278.49	47.25	17.0%
Weed Control	133.75	0.00	133.75	100.0%
Total Landscaping	1,149.49	1,088.49	61.00	5.6%
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	768.00	771.88	-3.88	-0.5%
Repairs	46.84	472.79	-425.95	-90.1%
Lighting Repair	46.84	472.79	-425.95	-90.1%
Total Repairs	814.84	1,244.67	-429.83	-34.5%
Total Special Projects/Repairs/Misc				

Countryside Homeowners Association **Profit & Loss Prev Year Comparison** **January through June 2014**

	Jan - Jun 14	Jan - Jun 13	\$ Change	% Change
Utilities				
Electricity	2,114.94	1,713.33	401.61	23.4%
Water	162.97	355.98	-193.01	-54.2%
Total Utilities	2,277.91	2,069.31	208.60	10.1%
Total CHA Expenses	5,889.78	8,360.85	-2,471.07	-29.6%
GIFTS	350.00	0.00	350.00	100.0%
Total Expense	6,239.78	8,360.85	-2,121.07	-25.4%
Net Ordinary Income	10,448.22	10,650.31	-202.09	-1.9%
Net Income	10,448.22	10,650.31	-202.09	-1.9%

Countryside Homeowners Association A/R Aging Summary As of July 1, 2014

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
118-F-Do Not Use	0.00	0.00	0.00	0.00	5.00	5.00
129-F-ARCHULETA	0.00	0.00	0.00	0.00	5.00	5.00
091-F Baize	0.00	0.00	0.00	0.00	1,022.00	1,022.00
109-F-Brown	0.00	0.00	0.00	0.00	348.00	348.00
006-F-Holtzinger	0.00	0.00	0.00	0.00	135.00	135.00
009-F-Seilkop	0.00	0.00	0.00	0.00	135.00	135.00
021-F-Current Homeowner	0.00	0.00	0.00	0.00	265.00	265.00
026-LUA-Hayfield Utilities	0.00	0.00	0.00	0.00	315.00	315.00
028-FR-Pyles	0.00	0.00	0.00	0.00	5.00	5.00
035-LUA-White	0.00	0.00	0.00	0.00	15.00	15.00
045-F-Moore	0.00	0.00	0.00	0.00	5.00	5.00
048-FR-Geeth	0.00	0.00	0.00	0.00	135.00	135.00
049-F-Petitjean	0.00	0.00	0.00	0.00	135.00	135.00
050-LUA-Auberry	0.00	0.00	0.00	0.00	125.00	125.00
065-F-RIEHL	0.00	0.00	0.00	0.00	135.00	135.00
069-F-Cox	0.00	0.00	0.00	0.00	349.00	349.00
072-F-Bradley	0.00	0.00	0.00	0.00	135.00	135.00
082-F-Coleman	0.00	0.00	0.00	0.00	265.00	265.00
085-F-De Balla	0.00	0.00	0.00	0.00	-154.00	-154.00
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	15.00	15.00
096-F-Johnson	0.00	0.00	0.00	0.00	65.00	65.00
099-FR-Morris	0.00	0.00	0.00	0.00	135.00	135.00
106-F-Shermwell	0.00	0.00	0.00	0.00	265.00	265.00
111-F-Kern	0.00	0.00	0.00	0.00	60.00	60.00
112-F-Dickson	0.00	0.00	0.00	0.00	5.00	5.00
116-F-Breeland	0.00	0.00	0.00	0.00	135.00	135.00
125-F-Tichenor	0.00	0.00	0.00	0.00	-78.00	-78.00
126-F-Temple	0.00	0.00	0.00	0.00	135.00	135.00
127-F-Mefford	0.00	0.00	0.00	-5.00	0.00	-5.00
129-TERMF-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	5.00	5.00
135-F-Eastburn	0.00	0.00	0.00	0.00	5.00	5.00
137-F-Will	0.00	0.00	0.00	0.00	-80.00	-80.00
140-F-Capsel	0.00	0.00	0.00	0.00	15.00	15.00
146-LUA-Brothers	0.00	0.00	0.00	0.00	5.00	5.00
152-F-Snow	0.00	0.00	0.00	0.00	5.00	5.00
155-FR-Nikolich	0.00	0.00	0.00	0.00	135.00	135.00
157-GLUA-Ogburn	0.00	0.00	0.00	0.00	15.00	15.00
159-F-Ford	0.00	0.00	0.00	0.00	343.00	343.00
160-Current Homeowner	0.00	0.00	0.00	0.00	120.00	120.00
TOTAL	0.00	0.00	0.00	-5.00	4,961.67	4,956.67