

Countryside Homeowners Association
Board Meeting Minutes
Tuesday, May 6, 2014

Call to Order:

The monthly meeting for May was held at the North Oldham Fire Department and was called to order at 7:03 pm with a quorum present.

Attendees:

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

Absent: None

Minutes:

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

President's Comments: Thanks!

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

Committee Reports:

Special Projects/Garbage – None

Landscape/Beautification – Josh cannot spray weeds due to license. Farison Lawn Care recommended 5 treatments at a cost of \$133.75 per treatment for all areas of the subdivision. If they treat and we need a treatment between this is free. Cathy to inquire if we pay all up front would there be a discount. Chuck made a motion to move forward with service and Mike seconded. The vote was unanimous and the motion passed.

Bylaws – Chuck – None

Audit – Eric is to complete the 990 and compilation, which is required by the Countryside bylaws.

Social Committee – The annual social is scheduled for July 19th – 4-6 p.m. at Cathy's house on Meadowland. Linda shared that she is planning to have the fire truck and snow cones again. The board will discuss further details at the June board meeting.

Membership/Publicity – None

Traffic/Safety – None

Roads/Drainage – None

Arch Control/Land Use Restrictions – The resident at 13010 Tattersall (Lot 98) wants to put a shred (18x21) (Exhibit A) in back yard. He has shared that he has spoken with neighbors and they are fine with the shred. Linda and Chuck stopped by and spoke with the resident and to review. The board approved this.

Unfinished Business:

- Rebuilding/Replacing of rock – Dawn gave update that rock is being delivered and work is to begin.
- Directory – Margie is working on and has received about 65 responses.

New Business: None

Miscellaneous:

- Errors on HOA invoices were addressed. Eric requested that if we learn about new residents to let him know.
- May 17th is the Dee Weil Yard Sale
- The Countryside Monthly Minutes will be moved in 2015 or earlier to Harrods Creek Fire Department due to changes.

Accounts Payable:

1. U.S. Postal - \$49.00 (Stamps – Eric)
2. Ame Electric - \$20.09 – Light Bulb
3. Hebel Irrigation - \$196.74
4. Matt Cornell - \$128.00
5. Lawn Pros - \$380.00

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 7:53 pm. The motion was made by Dawn and seconded by Cathy.

Respectfully submitted by Dawn Graviss

AMENDED RESTRICTIONS
OF
COUNTRYSIDE SUBDIVISION

WITNESSETH: The undersigned, being 75% of the owners of all of the lots in Countryside Subdivision, located near Prospect, in Oldham County, Kentucky, do hereby adopt the following revised and amended restriction and covenants, which restrictions and covenants shall apply to all of the lots of the said Countryside Subdivision as shown on the plat of same, styled Countryside Subdivision, which plat is recorded in Plat Book 2, page 47 and any amendments thereof in the Oldham County Court Clerk's Office.

NOW, THEREFORE, the owners of lots in Countryside Subdivision, hereby imposes the following restrictions on all of the said lots in the said Countryside Subdivision, to-wit:

1. All improvements erected shall be used for single family residential purposes only.
2. Only one (1) residence and one (1) private garage for not over three (3) cars may be erected or placed on each lot. Carports may be permitted if approved in writing under Paragraph 4 of these restrictions. This restriction shall not prevent larger building sites, but each lot is a minimum building site.
3. The ground floor area of any residence shall be a minimum of 1200 square feet living space, if residence is one floor plan; 800 square feet on first floor, 500 square feet on second floor, if residence is one and one-half story; 800 square feet on first floor, 500 square feet on second floor, if residence is full two stories; if residence is of tri-level or bi-level design, the living space shall be not less than 1300 square feet.

Square footage shall be determined without including garage, breezeway and porches of open type.
4. No building shall be erected, placed or altered on any lot until the construction plans, and a plan showing the location of the structure, the type of exterior material, and the driveway, culvert or apron which have been approved before construction is begun by Fielding H. Dickey and/or J. William Frentz, as Agents, or by anyone authorized by Barnwill, Inc. in writing, or by any person or committee to whom said Corporation, its successors or assigns, may delegate such rights in writing, after seventy-five (75) percent of all lots have been sold. The plans and specifications of each residence, garage, or carport, drive, sidewalk and entrance to the street, showing the plan, type, kind, size, shape, height, exterior materials, location, elevation, and grade levels, shall be submitted to and approved by the aforementioned before construction is begun.
5. Building setback lines shown on the recorded plat shall be observed as a minimum.

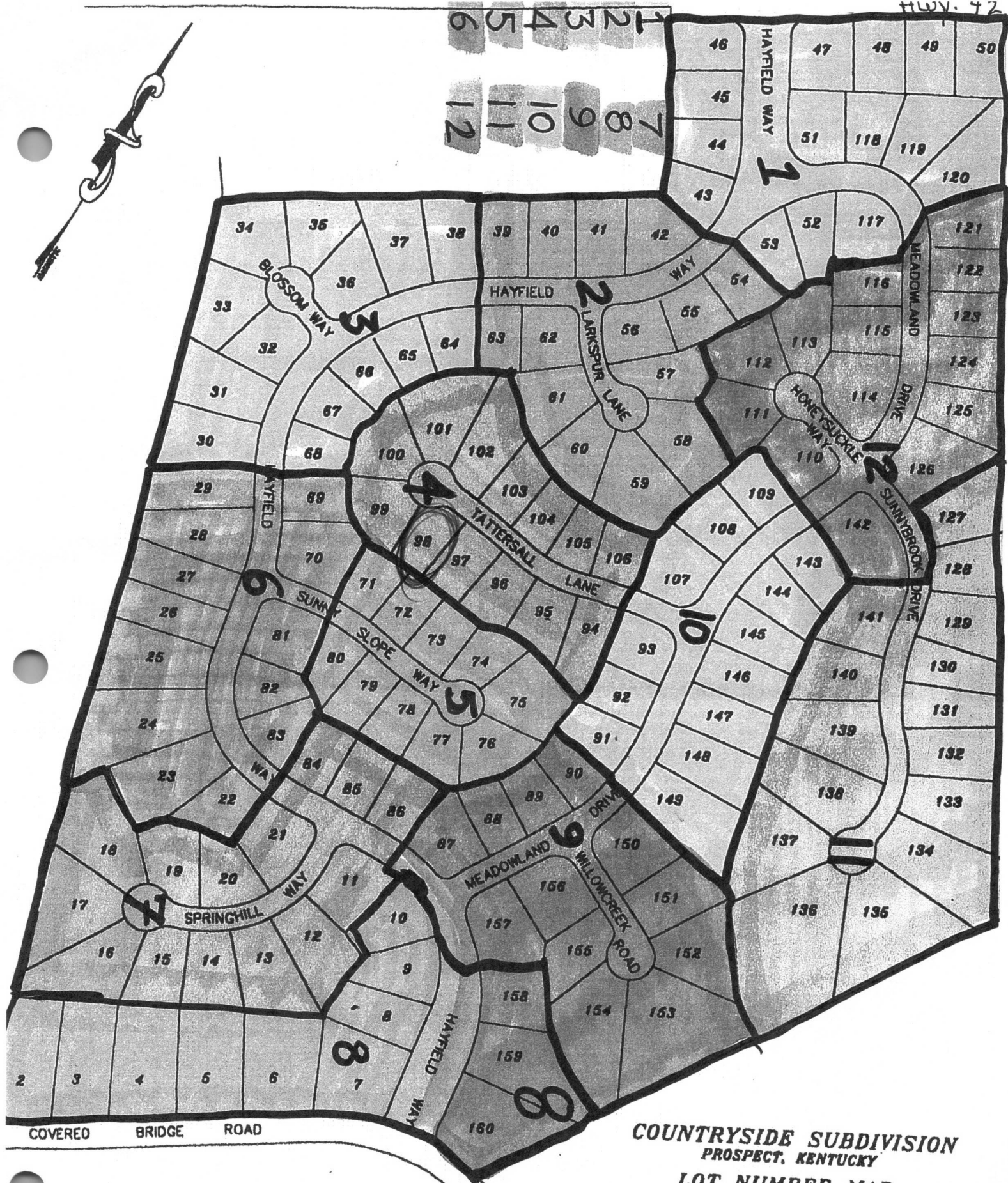
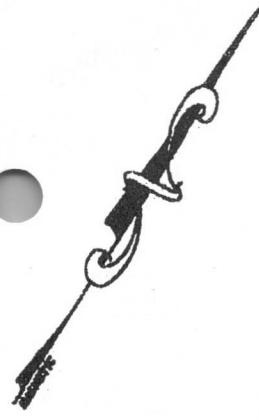
6. Any fencing shall be of hedge or open type, and shall not extend nearer to the front line of the lot than the front wall of the residence, no fencing shall exceed five and one-half (5 1/2) feet in height.
7. No noxious or offensive trade shall be carried on upon any lot above described, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
8. No trailer, basement, tent, shack, **garage** or other outbuilding erected on any lot described above at any time shall be used as a residence, temporarily or permanently. No structure shall be moved onto any lot unless it shall conform to the restrictions herein.
9. NDchickens, ducks, geese or other fowl and no swine, cattle, goats, or other like animals shall be kept on any lot. No animals are to be raised for commercial purposes on said property.
10. No more than one sign shall be permitted on any unimproved lots and the same shall not be larger than two (2) feet by three (3) feet. This restriction, however, shall not apply to contractors' signs, which shall not exceed three (3) feet by five and one-half (5 1/2) feet. The easements shown on the recorded plat of said subdivision are reserved as perpetual easements for the purposes shown on said plat.
11. The easements shown on the recorded plat of said subdivision are reserved as perpetual easements for the purposes shown on said plat.
12. **All restrictive covenants set forth above shall have a continuing use with the land in perpetuity until such time as the owners of fifty-one (51%) percent of said lots may in writing, duly recorded, change, alter, amend or cancel said restrictions, in whole or in part.**
13. At any time after seventy-five (75) percent of the lots in said subdivision have been sold by Barnwill, Inc. its successors or assigns, the owners of the lots in said subdivision **shall create a Homeowners Association and incorporate same pursuant to the laws of the Commonwealth of Kentucky** to make approvals under Paragraph 4 of these restrictions and to perform and carry out any other functions and duties of the developer under these restrictions. **Every owner of a lot in the subdivision shall be a member of the Homeowners Association. Such owner and member shall abide by the Homeowners Association's Article of Incorporation, Bylaws and rules and regulations adopted by the Association; shall pay assessments provided for in these Restrictions when due; and shall comply with the decisions of the Homeowner Association's Board of Directors.**
14. All front yards shall be seeded or sodded at the time of construction of residences to the edge of the macadam road.
15. All individual lot owners shall be required to install water meters, with lines having not less than a one (1) inch water service connection to the main water line.

16. It is further understood and agreed that all lots in said subdivision shall be assessed by the developer, its successors and assigns, annually -for the maintenance of the roads and other general maintenance in the subdivision, beginning on January 1, 1971, the sum of Ten (\$10.00) Dollars per lot. **Beginning in the year 2010, the Board of Directors of the Homeowners Association may from time to time increase or decrease the assessment. The Board of Directors of the Homeowners Association shall determine the amount of the annual maintenance assessment and fix the due date of each assessment.** Proceeds from said annual maintenance charge shall be expended in the discretion of the **Homeowners Association**, its successors or assigns. The foregoing annual charge shall constitute a lien upon each lot until paid however, this lien shall be second and inferior to any subsequent valid mortgage or vendor's lien against any lot, and the developer does hereby subordinate the same. It is understood and agreed that the aforementioned assessment will continue until the maintenance of said road is assumed by Oldham County or some other public authority, it being further provided that the developer, its successors and assigns, shall have the right to continue said assessment for the general maintenance of the subdivision in the event that same is deemed necessary by the developer, its successors and assigns.
17. All of the restrictions and provisions herein shall be deemed to be covenants running with the land and binding upon the parties hereto, their successors and assigns, and to each purchaser of a lot in Countryside Subdivision, his heirs, successors and assigns, and shall be in full force and effect from the date of the execution of same by the parties hereto and shall apply to all lots in Countryside Subdivision, as shown on the plat hereinabove referred to, which plat is recorded in Plat Book 2 page 41, of the Oldham County Court Clerk's Office.
18. In the event that any of the requirements contained in the above restrictions are less than those set by the Oldham County Planning and Zoning Commission, then the requirements of the Oldham County Planning & Zoning Commission shall govern and apply.
19. The owner of any lot in Countryside Subdivision, as well as the developer, its successors and assigns, may enforce these restrictions and covenants by proper legal proceedings, and the invalidation of any one or more of these restrictions and covenants or any part thereof, by judgment and order of any Court, shall not affect the other restrictions and covenants, which shall remain in full force and effect as herein provided.
20. The above restrictions shall not be construed to apply to any other property which Barnwill, Inc. may now own or may hereafter acquire in the immediate vicinity of the property hereinabove described.

Witness the signatures of the lot owners of Countryside Subdivision on the date noted on their respective signatures.

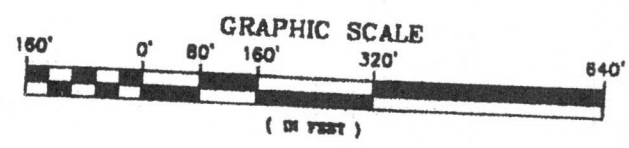
1 2 3 4 5 6
7 8 9 10 11 12

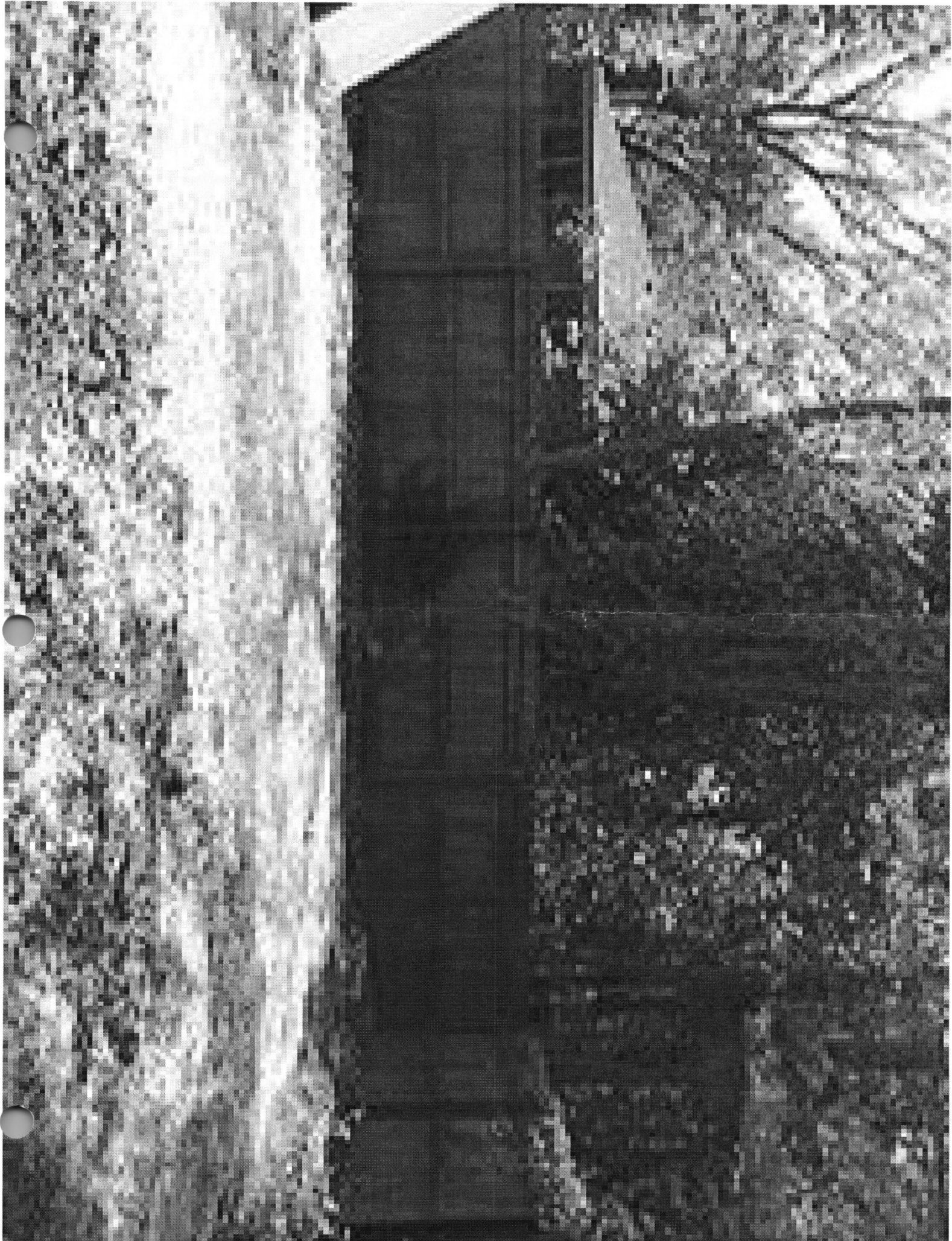
HWY. 42



COVERED BRIDGE ROAD

COUNTRYSIDE SUBDIVISION
PROSPECT, KENTUCKY
LOT NUMBER MAP





The screenshot shows a web browser window displaying the Zillow website. The address bar shows the URL: http://www.zillow.com/homes/for_sale/Prospect-. The Zillow logo is visible at the top left of the page. The main content is a map of a residential area with several houses. Three houses are highlighted with price tags: \$230K, \$243K, and \$201K. The word "Tattersall" is written across the map. On the right side of the map, there are navigation controls: a plus sign (+), a minus sign (-), a graduation cap icon, a "Map" button, and a location pin icon. At the bottom of the map, there is a white box with handwritten text: "Lot 98" and "13010 Tattersall gravel floor". The Windows taskbar is visible at the bottom, showing icons for Recycle Bin, Internet Explorer, Outlook 2003, and a clock. The desktop background is a dark, textured image.

Recycle Bin

RM Discounts

Time Clock

CHECK REQUEST.xls

Ohio Licensu...

Underwriting Codes.xls

Codes for database.xls

Internet Explorer

Outlook 2003

Post-it Notes

bing

Zillow

Tattersall

\$230K

\$243K

\$201K

Lot 98 13010 Tattersall gravel floor

Countryside Homeowners Association

Balance Sheet

As of April 30, 2014

Cash Basis

	<u>Apr 30, 14</u>
ASSETS	
Current Assets	
Checking/Savings	
PNC BANK	<u>27,734.62</u>
Total Checking/Savings	<u>27,734.62</u>
Accounts Receivable	
Accounts Receivable	<u>-592.00</u>
Total Accounts Receivable	<u>-592.00</u>
Total Current Assets	<u>27,142.62</u>
TOTAL ASSETS	<u>27,142.62</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	13,256.01
Net Income	<u>13,886.61</u>
Total Equity	<u>27,142.62</u>
TOTAL LIABILITIES & EQUITY	<u>27,142.62</u>

7:21 AM

05/06/14

Cash Basis

Countryside Homeowners Association

Profit & Loss Prev Month Comparison

April 2014

	Apr 14	Apr 13	\$ Change	% Change
Ordinary Income/Expense				
Income				
Income				
Garbage Service	0.00	266.79	-266.79	-100.0%
General Fund	1,267.38	582.05	685.33	117.7%
Land Use Assessment	115.62	46.16	69.46	150.5%
Total Income	1,383.00	895.00	488.00	54.5%
Other Inc	40.00	15.00	25.00	166.7%
Total Income	1,423.00	910.00	513.00	56.4%
Expense				
CHA Expenses				
Administrative				
Copies	33.92	0.00	33.92	100.0%
Total Administrative	33.92	0.00	33.92	100.0%
Special Projects/Repairs/Misc				
Police Patrol	128.00	137.72	-9.72	-7.1%
Total Special Projects/Repairs/Misc	128.00	137.72	-9.72	-7.1%
Utilities				
Electricity	351.33	339.05	12.28	3.6%
Water	40.42	36.52	3.90	10.7%
Total Utilities	391.75	375.57	16.18	4.3%
Total CHA Expenses	553.67	513.29	40.38	7.9%
Total Expense	553.67	513.29	40.38	7.9%
Net Ordinary Income	869.33	396.71	472.62	119.1%
Net Income	869.33	396.71	472.62	119.1%

7:24 AM

05/06/14

Cash Basis

Countryside Homeowners Association

Profit & Loss Prev Year Comparison

January through April 2014

	Jan - Apr 14	Jan - Apr 13	\$ Change	% Change
Ordinary Income/Expense				
Income				
Income				
Garbage Service	0.00	633.86	-633.86	-100.0%
General Fund	15,168.91	16,087.05	-918.14	-5.7%
Land Use Assessment	1,324.09	1,351.25	-27.16	-2.0%
Total Income	16,493.00	18,072.16	-1,579.16	-8.7%
Other Inc	65.00	20.00	45.00	225.0%
Total Income	16,558.00	18,092.16	-1,534.16	-8.5%
Expense				
CHA Expenses				
Administrative				
Bank Fee	0.00	6.00	-6.00	-100.0%
Copies	33.92	12.38	21.54	174.0%
Incorporation Fee	15.00	15.00	0.00	0.0%
Postal	92.00	0.00	92.00	100.0%
Supplies	0.00	12.16	-12.16	-100.0%
Total Administrative	140.92	45.54	95.38	209.4%
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	0.00	100.00	-100.00	-100.0%
Sprinkler Maintenance	129.00	129.00	0.00	0.0%
Total Landscaping	129.00	229.00	-100.00	-43.7%
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	512.00	512.91	-0.91	-0.2%
Repairs				
Lighting Repair	26.75	0.00	26.75	100.0%
Total Repairs	26.75	0.00	26.75	100.0%
Total Special Projects/Repairs/Misc	538.75	512.91	25.84	5.0%

7:24 AM

05/06/14

Cash Basis

Countryside Homeowners Association

Profit & Loss Prev Year Comparison

January through April 2014

	Jan - Apr 14	Jan - Apr 13	\$ Change	% Change
Utilities				
Electricity	1,417.06	1,033.65	383.41	37.1%
Water	95.66	66.94	28.72	42.9%
Total Utilities	<u>1,512.72</u>	<u>1,100.59</u>	<u>412.13</u>	<u>37.5%</u>
Total CHA Expenses	<u>2,321.39</u>	<u>4,536.88</u>	<u>-2,215.49</u>	<u>-48.8%</u>
GIFTS	<u>350.00</u>	<u>0.00</u>	<u>350.00</u>	<u>100.0%</u>
Total Expense	<u>2,671.39</u>	<u>4,536.88</u>	<u>-1,865.49</u>	<u>-41.1%</u>
Net Ordinary Income	<u>13,886.61</u>	<u>13,555.28</u>	<u>331.33</u>	<u>2.4%</u>
Net Income	<u><u>13,886.61</u></u>	<u><u>13,555.28</u></u>	<u><u>331.33</u></u>	<u><u>2.4%</u></u>

Countryside Homeowners Association

A/R Aging Summary

As of May 6, 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	5.00	0.00	0.00	5.00
091-F Balze	0.00	0.00	5.00	130.00	887.00	1,022.00
109-F-Brown	0.00	0.00	5.00	130.00	213.00	348.00
006-F-Holtzinger	0.00	0.00	5.00	130.00	0.00	135.00
009-F-Seilkop	0.00	0.00	5.00	130.00	0.00	135.00
021-F-Current Homeowner	0.00	0.00	5.00	130.00	130.00	265.00
026-LUA-Hayfield Utilities	0.00	0.00	0.00	10.00	305.00	315.00
028-FR-Pyles	0.00	0.00	5.00	0.00	0.00	5.00
035-LUA-White	0.00	0.00	5.00	10.00	0.00	15.00
045-F-Moore	0.00	0.00	5.00	0.00	0.00	5.00
048-FR-Gerth	0.00	0.00	5.00	130.00	0.00	135.00
049-F-Petitjean	0.00	0.00	5.00	130.00	0.00	135.00
050-LUA-Auberry	0.00	0.00	5.00	10.00	110.00	125.00
065-F-RIEHL	0.00	0.00	5.00	130.00	0.00	135.00
069-F-Cox	0.00	0.00	5.00	130.00	214.00	349.00
072-F-Bradley	0.00	0.00	5.00	130.00	0.00	135.00
082-F-Coleman	0.00	0.00	5.00	130.00	130.00	265.00
085-F-De Baila	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	5.00	0.00	10.00	15.00
096-F-Johnson	0.00	0.00	5.00	60.00	0.00	65.00
099-FR-Morris	0.00	0.00	5.00	130.00	0.00	135.00
106-F-Shemwell	0.00	0.00	5.00	130.00	130.00	265.00
111-F-Kern	0.00	0.00	0.00	60.00	0.00	60.00
112-F-Dickson	0.00	0.00	5.00	0.00	0.00	5.00
116-F-Breeland	0.00	0.00	5.00	130.00	0.00	135.00
125-F-Tichenor	0.00	0.00	0.00	0.00	-78.00	-78.00
126-F-Temple	0.00	0.00	5.00	130.00	0.00	135.00
127-F-Mefford	0.00	-5.00	0.00	0.00	0.00	-5.00
128-F-Disseil	0.00	0.00	5.00	130.00	0.00	135.00
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	5.00	0.00	0.00	5.00
135-F-Eastburn	0.00	0.00	5.00	0.00	0.00	5.00
137-F-Willi	0.00	0.00	0.00	0.00	-80.00	-80.00
140-F-Capsel	0.00	0.00	5.00	10.00	0.00	15.00
146-LUA-Brothers	0.00	0.00	5.00	0.00	0.00	5.00
152-F-Snow	0.00	0.00	5.00	0.00	0.00	5.00
155-FR-Nikolich	0.00	0.00	5.00	130.00	0.00	135.00
157-GLUA-Ogburn	0.00	0.00	5.00	10.00	0.00	15.00
159-F-Ford	0.00	0.00	5.00	130.00	208.00	343.00
160-Current Homeowner	0.00	0.00	5.00	115.00	0.00	120.00
TOTAL	0.00	-5.00	165.00	2,625.00	2,306.67	5,091.67