

Countryside Homeowners Association  
Board Meeting Minutes  
Tuesday, October 7, 2014

**Call to Order:**

The monthly meeting for October was held at the North Oldham Fire Department and was called to order at 7:02 pm with a quorum present.

**Attendees:**

Linda Hestand, Dawn Graviss, Chuck Culp, Eric Welenken, Cathy Miller, Carol Shuffett and Rebecca Miller

**Absent:** Mike Schafer

**Minutes:**

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

**President's Comments:** Thanks for being here.

**Treasurer's Report/Accounts Payable:** Eric provided September report. Cathy moved to accept the Treasurer's report for September and Chuck seconded. The vote was unanimous and the motion passed. Eric shared the Linda and Chuck was to sign checks.

**Committee Reports:**

Special Projects/Garbage – None

Landscape/Beautification – Linda shared that the stonework at back entrance was completed. Linda requested that the board think about what we would like to plant in the spring at the back entrance.

Bylaws – Chuck – None

Social Committee – None

Membership/Publicity – Carol shared a spreadsheet of homes that had sold and the ones for sale in Countryside. She shared that her and Rebecca were continuing to visit our new residents and provide a welcome packet. Carol shared a copy of the new packet they had prepared and were giving out. Rebecca stated she wants to redo the packet in the spring to make all fonts and everything consistent.

Traffic/Safety – None

Roads/Drainage – None

Arch Control/Land Use Restrictions – None

Communicator – Linda inquired to Carol and Rebecca to see if they were interested in taking over the communicator. They agreed to prepare the Communicator. Linda shared that the board will be glad to provide ideas and review if needed.

#### **Unfinished Business:**

- 1) Decorating contest will be December 21<sup>st</sup>. Linda requested that board sent all board members their selections by December 21<sup>st</sup>.
- 2) Eric shared the back light is out again. Eric shared that the board might want to consider changing out the light. It would be cheaper to change then to continue to put money into the current one. Eric shared that he had received some estimates of \$150-\$200 for a new light. Linda requested that he provide the board the dimensions of the light.
- 3) The board to discuss at the December 2<sup>nd</sup> meeting the amount of Christmas bonuses for the garbage and recycling men.

#### **New Business:**

- 1) Linda shared that the Waste Management contract was coming due. Tim McNeely, our Waste Management contact is retiring. The rate is going to increase by .30 cents and would be on contract until June 2017. Chuck made a motion for Linda to move forward with signing the contract. Cathy seconded. The vote was unanimous and the motion passed. Dawn requested that Linda send her a copy of the contract for the records.
- 2) Cathy made a motion for the Holiday decorating awards to be 1<sup>st</sup> place - \$50, 2<sup>nd</sup> place - \$25 and 3<sup>rd</sup> place \$25. Chuck seconded the motion. The vote was unanimous and the motion passed.
- 3) Carol and Rebecca to visit with the residents that rent property in Countryside and shared that Countryside use Waste Management for garbage and recycling.

#### **Accounts Payable:**

1. Carol Shuffett - \$40.07 (printing of welcome packet)
2. Matt Cornell - \$128.00
3. Lawn Pros - ?

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

The meeting was adjourned at 7:55 pm. The motion was made by Dawn and seconded by Chuck.

Respectfully submitted by Dawn Graviss

1:12 PM

10/07/14

Cash Basis

**Countryside Homeowners Association**  
**Balance Sheet**  
**As of September 30, 2014**

	<u>Sep 30, 14</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
PNC BANK	<u>18,877.08</u>
Total Checking/Savings	<u>18,877.08</u>
Accounts Receivable	
Accounts Receivable	<u>-702.00</u>
Total Accounts Receiva...	<u>-702.00</u>
Total Current Assets	<u>18,175.08</u>
<b>TOTAL ASSETS</b>	<u><b>18,175.08</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	<u>13,256.01</u>
Net Income	<u>4,919.07</u>
Total Equity	<u>18,175.08</u>
<b>TOTAL LIABILITIES &amp; EQUI...</b>	<u><b>18,175.08</b></u>



1:13 PM

10/07/14

Cash Basis

# Countryside Homeowners Association

## Profit & Loss Prev Month Comparison

September 2014

	Sep 14	Sep 13	\$ Change	% Change
Ordinary Income/Expense				
Income				
General Fund	0.00	207.69	-207.69	-100.0%
Land Use Assessment	0.00	17.31	-17.31	-100.0%
Total Income	0.00	225.00	-225.00	-100.0%
Total Income	0.00	225.00	-225.00	-100.0%
Expense				
CHA Expenses				
Administrative				
Commercial Insurance	226.61	0.00	226.61	100.0%
Compiliation	600.00	600.00	0.00	0.0%
Postal	56.00	0.00	56.00	100.0%
Supplies	0.00	62.36	-62.36	-100.0%
Administrative - Other	93.37	0.00	93.37	100.0%
Total Administrative	975.98	662.36	313.62	47.4%
Landscaping				
Mowing	210.00	535.00	-325.00	-60.8%
Total Landscaping	210.00	535.00	-325.00	-60.8%
Special Projects/Repairs/Misc				
Police Patrol	128.00	256.00	-128.00	-50.0%
Repairs				
Lighting Repair	27.28	20.67	6.61	32.0%
Total Repairs	27.28	20.67	6.61	32.0%
Total Special Projects/Repairs/...	155.28	276.67	-121.39	-43.9%
Utilities				
Electricity	348.94	346.91	2.03	0.6%
Water	246.14	125.36	120.78	96.4%
Total Utilities	595.08	472.27	122.81	26.0%
Total CHA Expenses	1,936.34	1,946.30	-9.96	-0.5%
Total Expense	1,936.34	1,946.30	-9.96	-0.5%
Net Ordinary Income	-1,936.34	-1,721.30	-215.04	-12.5%
Net Income	-1,936.34	-1,721.30	-215.04	-12.5%

1:14 PM

10/07/14

Cash Basis

# Countryside Homeowners Association

## Profit & Loss Prev Year Comparison

### January through September 2014

	Jan - Sep 14	Jan - Sep 13	\$ Change	% Change
Ordinary Income/Expense				
Income				
Income				
Garbage Service	0.00	871.08	-871.08	-100.0%
General Fund	16,018.88	17,239.61	-1,220.73	-7.1%
Land Use Assessment	1,404.93	1,436.31	-31.38	-2.2%
Total Income	17,423.81	19,547.00	-2,123.19	-10.9%
Other Inc	80.00	40.00	40.00	100.0%
Total Income	17,503.81	19,587.00	-2,083.19	-10.6%
Expense				
CHA Expenses				
Administrative				
Bank Fee	0.00	6.00	-6.00	-100.0%
Commercial Insurance	1,684.23	1,264.00	420.23	33.3%
Compilation	600.00	600.00	0.00	0.0%
Copies	33.92	80.22	-46.30	-57.7%
Incorporation Fee	15.00	15.00	0.00	0.0%
Postal	197.00	0.00	197.00	100.0%
Supplies	0.00	74.52	-74.52	-100.0%
Administrative - Other	93.37	0.00	93.37	100.0%
Total Administrative	2,623.52	2,039.74	583.78	28.6%
CHA Event				
Christmas Contest	0.00	100.00	-100.00	-100.0%
Special Event	178.75	71.20	107.55	151.1%
CHA Event - Other	96.42	0.00	96.42	100.0%
Total CHA Event	275.17	171.20	103.97	60.7%
Landscaping				
Mowing	1,775.00	2,425.00	-650.00	-26.8%
Mulch & Installation	0.00	700.00	-700.00	-100.0%
Shrub & Tree Trimming	0.00	735.00	-735.00	-100.0%
Sprinkler Maintenance	325.74	278.49	47.25	17.0%
Weed Control	267.51	0.00	267.51	100.0%
Total Landscaping	2,368.25	4,138.49	-1,770.24	-42.8%
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	1,152.00	1,286.46	-134.46	-10.5%

1:14 PM

10/07/14

Cash Basis

# Countryside Homeowners Association

## Profit & Loss Prev Year Comparison

January through September 2014

	Jan - Sep 14	Jan - Sep 13	\$ Change	% Change
<b>Repairs</b>				
Lighting Repair	74.12	493.46	-419.34	-85.0%
Median Repair	1,760.00	0.00	1,760.00	100.0%
<b>Total Repairs</b>	<b>1,834.12</b>	<b>493.46</b>	<b>1,340.66</b>	<b>271.7%</b>
<b>Total Special Projects/Repairs/...</b>	<b>2,986.12</b>	<b>1,779.92</b>	<b>1,206.20</b>	<b>67.8%</b>
<b>Utilities</b>				
Electricity	3,163.55	2,750.13	413.42	15.0%
Water	818.13	862.79	-44.66	-5.2%
<b>Total Utilities</b>	<b>3,981.68</b>	<b>3,612.92</b>	<b>368.76</b>	<b>10.2%</b>
<b>Total CHA Expenses</b>	<b>12,234.74</b>	<b>14,291.11</b>	<b>-2,056.37</b>	<b>-14.4%</b>
<b>GIFTS</b>	<b>350.00</b>	<b>0.00</b>	<b>350.00</b>	<b>100.0%</b>
<b>Total Expense</b>	<b>12,584.74</b>	<b>14,291.11</b>	<b>-1,706.37</b>	<b>-11.9%</b>
<b>Net Ordinary Income</b>	<b>4,919.07</b>	<b>5,295.89</b>	<b>-376.82</b>	<b>-7.1%</b>
<b>Net Income</b>	<b>4,919.07</b>	<b>5,295.89</b>	<b>-376.82</b>	<b>-7.1%</b>

Countryside Homeowners Association  
A/R Aging Summary  
As of October 7, 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
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	130.00	130.00
009-F-BLAIR	0.00	0.00	0.00	0.00	130.00	130.00
021-F-Current Homeow...	0.00	0.00	0.00	0.00	179.19	179.19
026-LUA-Hayfield Utilities	0.00	0.00	0.00	0.00	315.00	315.00
035-LUA-White	0.00	0.00	0.00	-25.00	0.00	-25.00
048-FR-Gerth	0.00	0.00	0.00	0.00	130.00	130.00
049-F-Petitjean	0.00	0.00	0.00	0.00	130.00	130.00
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	130.00	130.00
069-F-INMAN	0.00	0.00	0.00	0.00	214.00	214.00
072-F-Bradley	0.00	0.00	0.00	0.00	130.00	130.00
082-F-Coleman	0.00	0.00	0.00	0.00	265.00	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	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	265.00	265.00
111-F-Kern	0.00	0.00	0.00	0.00	30.00	30.00
116-F-Breeland	0.00	0.00	0.00	-85.00	0.00	-85.00
125-F-Tichenor	0.00	0.00	0.00	0.00	-78.00	-78.00
127-F-Mefford	0.00	0.00	0.00	0.00	-5.00	-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
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	10.00	10.00
155-FR-Nikolich	0.00	0.00	0.00	0.00	130.00	130.00
157-GLUA-Ogburn	0.00	0.00	0.00	0.00	10.00	10.00
159-F-Ford	0.00	0.00	0.00	0.00	343.00	343.00
TOTAL	0.00	0.00	0.00	-110.00	4,040.86	3,930.86