

# **Countryside Homeowners Association**

## **Board Meeting Minutes**

### **Tuesday, December 4th, 2018**

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#### **Call to Order:**

The Bi-Monthly meeting for December was called to order at 6:40 p.m. It was held at the Harrods Creek Fire Department with a quorum present.

#### **Attendees:**

Eric Welenken, Carol Shuffett, Rebecca Miller, Michael Schafer, Joan Campbell, Renee Flannery, Linda Probus, Ashley Burch, Chuck Culp

**Absent:** All Board Members were present

**Minutes:** October Meeting Minutes were reviewed. Motion to accept by Rebecca Miller and Joan seconded. The vote was unanimous.

**President's Comments:** Mike Schafer, Vice President is presiding over this meeting. Electing a New President was tabled at this time.

Mike introduced Mr. Hebel. (Vendor Maintains Irrigation System in Common Areas). He informed us that the Irrigation system was installed in 1988. He informs us that Flynn Construction Company did damage the Blow Back System and he believes other parts of the system at the Entrance at 329. To investigate the amount of damage, the entire system needs to be looked at. He charges \$85.00 an hour and it should take 2- 10 hours. Parts and Labor to investigate \$1,250. This was tabled for further discussion in February.

**Treasurer's Report/Accounts Payable:** Eric went over the Treasurer's Report for 11/30/18. Joan Campbell made a motion to accept the Report as presented, Rebecca Miller seconded. Vote was unanimous.

There were no additional Committee Reports due to time constraints.

#### **General Meeting**

At the October Board Meeting we called for a Special General Meeting to discuss 2 specific items.

- Raising the dues from \$10.00 monthly to \$13.50 a month plus the Yearly \$10.00 LUR. (Yearly \$120 to \$162 plus \$10.00 LUR, total \$172).
- Second, the Fence built at 4211 Hayfield Way.

In attendance are 28 Neighbors (Sign-In Sheet attached) and the 9 Board Members listed above.

Mike Schafer started by welcoming everyone and giving an opening statement as to why we called the meeting.

First, the Boards desire to add street lighting on the side streets and the lack of present funds to be able to add those.

Second, the fence at 4211 Hayfield, which is not in compliance with the LUR. The fence extends beyond the front line of the house. He told the group that one of the Boards main responsibilities was to uphold the Bylaws and the standing Land Use Restrictions rules which takes 75% of deeded homeowners to change. The Board has no option but to follow the direction of the LUR and By Laws. At this time, he opened the floor for discussion.

There was an open two-hour discussion of various subjects besides the two listed above: Security, Parking on Streets, Speeders.

But at the end of open floor discussion the following was decided:

**Countryside Homeowners Association**  
**Board Meeting Minutes**  
**Tuesday, December 4th, 2018**

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Abby Banstein, 13008 Sunny Slope Way, made a motion to raise the Monthly Dues from \$10 monthly to \$13.50 monthly, plus \$10.00 LUR. The motion was seconded by Rhonda Hail, 4101 Hayfield Way. Mike called for open floor vote. With a show of hands, all voted yes with 2 opposed. Motion passed. The 2019 Dues will be raised to \$162 plus \$10.00 LUR.

As to the fence at 4211 Hayfield Way the Board agrees, at this time, not to proceed with any legal action. The Blocks agree to work with a committee of 11 neighbors (list attached) to acquire signatures to update the Land Use Restrictions or come up with a Variance Clause to allow the fence to stand as it is constructed. The Blocks agree to our waiver of time 45 days and June 4<sup>th</sup> to get signatures. Should the committee be unable to secure the needed number of signatures to change the LUR, the Block's fence will need to be readdressed. This also is true of the Variance clause.

**Accounts Payable:**

Check #	Payee	Amount	Reason
3190	Jeff Hewlett	\$ 35.00	Repaired Rock Wall
3191	Hebel Irrigation	\$156.28	
3192	Grundy Lawn Service	\$393.26	Grass Maintenance
3193	PAB Court & Co.	\$ 20.99	Spot Light Bulbs
3194	Eric Welenken	\$ 50.00	42 Sign
3195	Eric Welenken	\$100.00	Stamps
3196	Matthew Cornell	\$128.00	Security
3197	Matthew Cornell	\$128.00	Security

The meeting was adjourned at 8:55 p.m. Motion by Eric to adjourn, seconded by Rena. Meeting Adjourned.

Respectfully submitted by Carol Shuffett.

## Land-Use Restriction Changes

- 1.** Incorporates neighborhood by-laws into Land-Use Restriction document;
- 2.** Modifies the requirement from 75% to 51% of homeowners needed to make changes in the Land-Use Restrictions. A change to 51% means at least 200 homeowners still have to agree before a change can be made. This 'simple majority' percentage is used by most neighborhood associations.
- 3.** Combine annual Land-Use assessment and general fund assessment into a single amount to be called Assessment.
- 4.** Membership in the Countryside Homeowners Association is required if you are a homeowner. We are striving for 100% membership.



**Happy 2019.**

Your Countryside Neighborhood Board wishes you a Safe and Happy New Year.

Please see below for Updates.

# News & Notes

## General Meeting to Discuss Dues-

**98% voted for a \$3.50 increase per month**

### General Meeting Notations

A Special General Meeting held on December 4, 2018 to discuss two specific items.

- 1) **Raising the dues from \$10.00 monthly to \$13.50 a month** plus the Yearly \$10.00 LUR. (Yearly \$120 to \$162 plus \$10.00 LUR, total \$172).
- 2) **Fence already constructed at 4211 Hayfield Way**, which is not in compliance with the LUR. The fence extends beyond the front line of the house.

Twenty-eight neighbors were in attendance plus nine Board Members.

Acting Board President, Mike Schafer, welcomed everyone and gave an opening statement as to the purpose of the meeting. As it related to the fence issue, he explained that one of the Boards main responsibilities was to uphold the Bylaws and the standing Land Use Restrictions (LUR) rules which takes 75% of deeded homeowners to change. The Board has no option but to follow the direction of the LUR and By Laws. At this time, he opened the floor for discussion.

There was an open two-hour discussion of various subjects besides the two listed above: Security, Parking on Streets, Speeders.

But at the end of open floor discussion the following was decided: Abby Banstein, 13008 Sunny Slope Way, made a motion to raise the Monthly Dues from \$10 monthly to \$13.50 monthly, plus \$10.00 LUR. The motion was seconded by Rhonda Hail, 4101 Hayfield Way. Mike called for open floor vote. With a show of hands, all voted yes with 2 opposed. Motion passed. The 2019 Dues will be raised \$3.50 per month ( from \$162 per year to \$172 annually; plus the \$10 Land Use Fee).

⇒ Those in attendance agreed to the organization of a Special Task Force for an amendment to the existing Land Use Restrictions with a goal of obtaining the necessary signatures. (See Task Force sidebar).



## Winners

**1<sup>st</sup> 4012 Hayfield- \$50**

**2<sup>nd</sup> 13009 Tattersall -\$25**

**3<sup>rd</sup> 13005 Sunnyslope -\$25**

**\*Winners must be current on their 2018 dues**

A Special Task Force has been set up to obtain the 75% neighborhood signatures to change the Land Use Restrictions.

The team could use your help in canvassing the neighborhood, educating on the subject, and obtaining signatures.

Interested? Please contact:

[Ars703@msn.com](mailto:Ars703@msn.com)

## REMINDER

**Annual Membership &**

**Land Use Bills are**

**Mailed in January 2019.**

**Prompt payment is appreciated.**

**YOUR NEIGHBORHOOD ONLINE UPDATE FOR RESIDENTS OF COUNTRYSIDE  
SUBDIVISION, PROSPECT, KY. [countrysideatprospect@gmail.com](mailto:countrysideatprospect@gmail.com) Voice Mail: 272-0174**







January 8, 2019

Countryside Subdivision

### Detail Report for Countryside Subdivision

During the month of December, there were two contracted details.

There were two citation issued during the month. One was for speeding and one was for stop sign violation.

There were no warnings issued during the month.

Two citizen contacts were made by officers during the contracted details.

As always, should you have any questions or comments regarding this information, please do not hesitate to contact me.

Best regards,

Sergeant Matt Cornell  
Patrol Division

# Oldham County Police Department

1855 North Highway 393  
LaGrange, KY 40031

(502) 222-1300

Date Range Request from 12/1/2018 to 12/31/2018

Date	Officer's Name	Detail Name	Time	Type of Report	Activity Location	Violation Description
12/18/2018	3044 Cornell, Matt	Countryside	16:47	Patrol	MEADOWLAND DR	
			17:30	Patrol	LARKSPUR LN	
			18:00	Patrol	SUNNY SLOPE WAY	
			18:30	Patrol	MEADOWLAND DR	
<b>Start of Detail</b>			<b>End of Detail</b>		<b>Beginning Mileage</b>	<b>Ending Mileage</b>
16:30			18:30		104430	104435

**Reimbursement Due To: 3044 Cornell, Matthew \$64.00**

Please make CHECKS payable to EACH INDIVIDUAL OFFICER

The checks may be mailed to the Oldham County Police Department at the above address, ATTN: Major Greg Collett

Tuesday, January 08, 2019

# Oldham County Police Department

1855 North Highway 393  
LaGrange, KY 40031

(502) 222-1300

Date Range Request from 12/1/2018 to 12/31/2018

Date	Officer's Name	Detail Name	Time	Type of Report	Activity Location	Violation Description
12/12/2018	3044 Cornell, Matt	Countryside	17:00	Patrol	MEADOWLAND DR	
			17:30	Patrol	TATTERSALL LN	
			17:45	Citation	HAYFIELD WAY	SPEEDING
			18:00	Patrol	SUNNYBROOK DR	
			18:30	Patrol	LARKSPUR LN	
			19:00	Patrol	SUNNY SLOPE WAY	
<b>Start of Detail</b>			<b>End of Detail</b>	<b>Beginning Mileage</b>	<b>Ending Mileage</b>	
17:00			19:00	104040	104043	
<b>Reimbursement Due To: 3044 Cornell, Matthew \$64.00</b>						

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Tuesday, January 08, 2019

# Oldham County Police Department

1855 North Highway 393  
LaGrange, KY 40031

(502) 222-1300

Date Range Request from to

Detail Name	Officer's Name	Date	Beginning Time	Ending Time	Hours Worked	Reimbursement
Countryside	3044 Cornell, Matthew	12/12/2018	17:00	19:00	2.00	\$64.00
Countryside	3044 Cornell, Matthew	12/18/2018	16:30	18:30	2.00	\$64.00

Total Reimbursement Due To: 3044 Cornell, Matthew \$128.00

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Tuesday, January 08, 2019



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1855 North Highway 393  
LaGrange, KY 40031

(502) 222-1300

Date Range Request from to

Detail Name	Officer's Name	Date	Beginning Time	Ending Time	Hours Worked	Reimbursement
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Please make CHECKS payable to EACH INDIVIDUAL OFFICER

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Tuesday, January 08, 2019



December 5, 2018

Countryside Subdivision

Detail Report for Countryside Subdivision

During the month of November, there were two contracted details.

There was one citation issued during the month. It was for speeding.

There was one warning issued during the month. It was for speeding.

Two citizen contacts were made by officers during the contracted details.

As always, should you have any questions or comments regarding this information, please do not hesitate to contact me.

Best regards,

Sergeant Matt Cornell  
Patrol Division

# Oldham County Police Department

1855 North Highway 393  
LaGrange, KY 40031

(502) 222-1300

Date Range Request from to

Detail Name	Officer's Name	Date	Beginning Time	Ending Time	Hours Worked	Reimbursement
Countryside	3044 Cornell, Matthew	11/14/2018	18:00	20:00	2.00	\$64.00
Countryside	3044 Cornell, Matthew	11/26/2018	17:00	19:00	2.00	\$64.00

Total Reimbursement Due To: 3044 Cornell, Matthew \$128.00

Please make CHECKS payable to EACH INDIVIDUAL OFFICER

The checks may be mailed to the Oldham County Police Department at the above address, ATTN: Major Greg Collett

Wednesday, December 05, 2018



# Oldham County Police Department

1855 North Highway 393  
LaGrange, KY 40031

(502) 222-1300

Date Range Request from 11/1/2018 to 11/30/2018

Date	Officer's Name	Detail Name	Time	Type of Report	Activity Location	Violation Description
11/14/2018	3044 Cornell, Matt	County side	18:00	Patrol	TATTERSALL LN	
			18:16	Citation	HAYFIELD WAY	SPEEDING
			18:30	Patrol	MEADOWLAND DR	
			19:00	Patrol	SUNNYSLOPE WAY	
			19:30	Patrol	LARKSPUR LN	
			20:00	Patrol	HAYFIELD WAY	
<b>Start of Detail</b>			<b>End of Detail</b>		<b>Beginning Mileage</b>	<b>Ending Mileage</b>
18:00			20:00		102589	102594

Reimbursement Due To: 3044 Cornell, Matthew \$64.00

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Wednesday, December 05, 2018

# Oldham County Police Department

1855 North Highway 393  
LaGrange, KY 40031

(502) 222-1300

Date Range Request from 11/1/2018 to 11/30/2018

Date	Officer's Name	Detail Name	Time	Type of Report	Activity Location	Violation Description
11/26/2018	3044 Cornell, Matt	Countryside	17:00	Patrol	TATTERSALL LN	
			17:30	Warning	HAYFIELD WAY	SPEEDING
			18:00	Patrol	MEADOWLAND DR	
			18:30	Patrol	SUNNYBROOK DR	
			19:00	Patrol	HAYFIELD WAY	
Start of Detail			Beginning Mileage			
17:00			103015			
End of Detail			Ending Mileage			
19:00			103019			
Reimbursement Due To:3044 Cornell, Matthew    \$64.00						

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Wednesday, December 05, 2018

Countryside Homeowners Association  
**Balance Sheet**  
As of November 30, 2018

	<u>Nov 30, 18</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
PNC BANK	<u>19,749.37</u>
Total Checking/Savings	<u>19,749.37</u>
Accounts Receivable	
Accounts Receivable	<u>-364.81</u>
Total Accounts Receivable	<u>-364.81</u>
Total Current Assets	<u>19,384.56</u>
<b>TOTAL ASSETS</b>	<u><b>19,384.56</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	17,970.75
Net Income	<u>1,413.81</u>
Total Equity	<u>19,384.56</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>19,384.56</b></u>



# Countryside Homeowners Association

## Profit & Loss Prev Year Comparison

January through November 2018

	Jan - Nov 18	Jan - Nov 17	\$ Change	% Change
Ordinary Income/Expense				
Income				
Income				
Garbage Service	0.00	53.36	-53.36	-100.0%
General Fund	17,178.46	17,276.11	-97.65	-0.6%
Land Use Assessment	1,501.54	1,495.53	6.01	0.4%
Income - Other	0.00	0.00	0.00	0.0%
Total Income	18,680.00	18,825.00	-145.00	-0.8%
Other Inc				
Returned Check Charges	0.00	0.19	-0.19	-100.0%
Other Inc - Other	40.00	25.00	15.00	60.0%
Total Other Inc	40.00	25.19	14.81	58.8%
Total Income	18,720.00	18,850.19	-130.19	-0.7%
Expense				
CHA Expenses				
Administrative				
Bank Fee	14.00	26.00	-12.00	-46.2%
Checks	0.00	115.78	-115.78	-100.0%
Commercial Insurance	1,436.28	1,436.28	0.00	0.0%
Copies	41.41	73.73	-32.32	-43.8%
Incorporation Fee	15.00	15.00	0.00	0.0%
Postal	169.00	113.00	56.00	49.6%
Supplies	0.00	1.00	-1.00	-100.0%
Administrative - Other	263.92	186.87	77.05	41.2%
Total Administrative	1,939.61	1,967.66	-28.05	-1.4%
CHA Event	303.68	513.29	-209.61	-40.8%
Landscaping				
Mowing	5,052.14	6,404.00	-1,351.86	-21.1%
Shrub & Tree Trimming	0.00	300.00	-300.00	-100.0%
Sign Repair	2,226.00	290.14	1,935.86	667.2%
Sprinkler Maintenance	131.90	321.57	-189.67	-59.0%
Weed Control	0.00	305.25	-305.25	-100.0%
Total Landscaping	7,410.04	7,620.96	-210.92	-2.8%
Special Projects/Repairs/Misc				
Miscellaneous	0.00	107.64	-107.64	-100.0%
Police Patrol	1,792.00	1,664.00	128.00	7.7%
Total Special Projects/Repairs/Misc	1,792.00	1,771.64	20.36	1.2%

# Countryside Homeowners Association

## Profit & Loss Prev Year Comparison

### January through November 2018

	Jan - Nov 18	Jan - Nov 17	\$ Change	% Change
Utilities				
Electricity	4,472.90	4,289.89	183.01	4.3%
Water	1,387.96	1,417.85	-29.89	-2.1%
Total Utilities	5,860.86	5,707.74	153.12	2.7%
Total CHA Expenses	17,306.19	17,581.29	-275.10	-1.6%
Total Expense	17,306.19	17,581.29	-275.10	-1.6%
Net Ordinary Income	1,413.81	1,268.90	144.91	11.4%
Net Income	1,413.81	1,268.90	144.91	11.4%

# Countryside Homeowners Association Profit & Loss Prev Month Comparison November 2018

	Nov 18	Nov 17	\$ Change	% Change
Ordinary Income/Expense				
Expense				
CHA Expenses				
Administrative				
Bank Fee	0.00	2.00	-2.00	-100.0%
Checks	0.00	115.78	-115.78	-100.0%
Total Administrative	0.00	117.78	-117.78	-100.0%
Landscaping				
Mowing	0.00	601.00	-601.00	-100.0%
Sprinkler Maintenance	0.00	160.80	-160.80	-100.0%
Total Landscaping	0.00	761.80	-761.80	-100.0%
Special Projects/Repairs/Misc				
Police Patrol	128.00	384.00	-256.00	-66.7%
Total Special Projects/Repairs/Misc	128.00	384.00	-256.00	-66.7%
Utilities				
Electricity	363.09	414.40	-51.31	-12.4%
Water	196.59	273.98	-77.39	-28.3%
Total Utilities	559.68	688.38	-128.70	-18.7%
Total CHA Expenses	687.68	1,951.96	-1,264.28	-64.8%
Total Expense	687.68	1,951.96	-1,264.28	-64.8%
Net Ordinary Income	-687.68	-1,951.96	1,264.28	64.8%
Net Income	-687.68	-1,951.96	1,264.28	64.8%



Countryside Homeowners Association  
A/R Aging Summary  
As of December 3, 2018

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
091-F BERRY	0.00	0.00	0.00	0.00	1,188.00	1,188.00
109-F-Brown	0.00	0.00	0.00	0.00	453.00	453.00
032-F-MURPHY	0.00	0.00	0.00	0.00	130.00	130.00
035-F-Harkins	0.00	0.00	0.00	0.00	-5.00	-5.00
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	655.00	655.00
050-LUA-Auberry	0.00	0.00	0.00	0.00	165.00	165.00
065-F-RIEHL	0.00	0.00	0.00	0.00	45.00	45.00
072-F-Stevens	0.00	0.00	0.00	0.00	260.00	260.00
079-F-Wilson	0.00	0.00	0.00	0.00	130.00	130.00
082-F-Coleman	0.00	0.00	0.00	0.00	525.00	525.00
085-F-Scialli	0.00	0.00	0.00	0.00	-2.00	-2.00
091-TERMF-Hamati	0.00	0.00	0.00	0.00	94.00	94.00
107-Corbin	0.00	0.00	0.00	0.00	0.00	0.00
121-F-Sutton	0.00	0.00	0.00	0.00	130.00	130.00
125-F-Tichenor	0.00	0.00	0.00	0.00	0.00	0.00
128-F-Adabel	0.00	0.00	0.00	0.00	130.00	130.00
133-F-Davies	0.00	0.00	0.00	0.00	-30.00	-30.00
134-F-Ford	0.00	0.00	0.00	0.00	130.00	130.00
137-F-Will	0.00	0.00	0.00	0.00	0.00	0.00
143-FR-Lashley	0.00	0.00	0.00	0.00	130.00	130.00
150-F-Schaad	0.00	0.00	0.00	0.00	360.00	360.00
155-FR-Samuelson	0.00	0.00	0.00	0.00	0.00	0.00
159-F-Ford	0.00	0.00	0.00	0.00	863.00	863.00
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,481.00</b>	<b>5,481.00</b>

12-4-2018

HOA  
meeting

## email updates:

1. <u>name</u>	<u>email address</u>
2. Jimmy Weaver	weaver27@yahoo.com
3. David Fishburn	dfishburn86@gmail.com
4. Jami Block	jami.block51@gmail.com
5. Haiyan Lu (Hayley)	<del>6127355@gg.com</del> haiyan.lu@louisville.edu
6. Brandt & Gerni Dimeler	<del>Brandt &amp; Gerni</del> dimelerb@att.net
7. Anita Link	AmLink11@gmail.com
8. Charles Strickland	CRSMG54659@YAHOO.COM
9. Debbie & Mike Savage	dsavage2000@yahoo.com
10. Angie Chick	thechicks@bellsouth.net
11. Bryan Henley	Bryan@Bryanhenley.com
12.	



Countrywide HOA:

12-4-2018

Sig

n

- 1 Rhonda
- 2 Abby
- 3 Bryan
- 4 Stephen
- 5 Brandt
- 6 DEBBIE
- 7 Nathaniel
- 8 Dawn & Tim
- 9 Greg &
- 10 Ken D
- 11 Charles
- Jeannie Walbridge & MARYAN
- 14 David
- 15 Brian
- 16 David
- 17 Ami
- 18 John &
- 19 Katie
- 20 Jimmy
- 21 Kevin Flannery
- 22 Renee
- 23 L.E.
- 24 Brian
- 25 Linda Probus
- 26 Anton Graham

kate.harkins@northheathcare.org

863-9973

(502) 690-1014

- 401 Hayfield Way. Lot #81
- 3008 Sunny Slope Way
- 3112 Springhill
- 3106 Springhill Way
- 4112 Hayfield Way Dimeierg@aol.net
- 3108 SPRINGHILL WAY
- 3004 Sunny Slope Way
- 13007 Tattersall Lane
- 108 Hayfield
- 3901 Meadowland Dr
- 3804 Hayfield Way
- 4100 Hayfield
- 4112 Meadowland
- 3911 Meadowland
- 4121 Meadowland Hayfield
- 4017 HAYFIELD WAY
- 13103 Blossom Way
- 4011 Hayfield Way
- 13013 Tattersall Ln
- 13013 Tattersall Ln.
- 3918 Meadowland Dr.
- 13001 Sunny Slope Way
- 13000 Sunny Slope Way
- 12903 Willow Creek Rd



Coenitupede HOA  
meeting

12-4-2018

- 26 Honigan Lu (Hayley) 4018 Hayfield way (Mr. + Mrs.)  
26 Anita Link 3919 Meadowland Dr.  
27 Arming Burch 13008 Tattersall Ln  
28 ~~Chuck~~ ~~Link~~ 3905 Meadowland (CHUCK CULP)  
29  
30