

**Countryside Homeowners Association**  
**Special Board Meeting Minutes**  
**Monday, August 20, 2018**

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**Call to Order:**

The Special Meeting Requested by our President, Nathaniel Blair, was called to order at 7:04 p.m. It was held at the Harrods Creek Fire Department with a quorum present.

**Attendees:**

Nathaniel Blair, Chuck Culp, Michele McKinney, Joan Campbell, Renee Flannery, Linda Probus, Ashley Burch, Carol Shuffett, Rebecca Miller.

**Absent:** Eric Welenken, Michael Schafer.

**President's Comments:** Nathaniel had requested this meeting to again discuss the Fence erected by Randy Block at 4211 Hayfield. Nathaniel reported that several Board Members had approached him after the August 7<sup>th</sup> Board Meeting to express concerns about proceeding with litigation against Mr. Block. Thus, he believes clarification and further discussion is needed.

To Recap this is what was decided at the August 7<sup>th</sup> Board Meeting:

"Michelle will create a second Letter. This Cease and Desist Letter will be mailed Certified U.S. Mail to Randy Block at 4211 Hayfield Way, regarding his Fence which is not in compliance with our Land Use Restrictions. In the first letter, sent by Rebecca Miller, dated June 7<sup>th</sup>, Mr. Block was reminded that the LUR clearly states Fences should be 5 ½ feet in height and not to extend beyond the front line of the house".

After discussions around the table it was agreed to proceed with the Second Letter drafted by Michelle. We will follow up at the October 2<sup>nd</sup> Board Meeting with further discussions about litigation if Mr. Block does not comply with our Land Use Restriction Agreement.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted by Carol Shuffett.

# **Countryside Homeowners Association**

## **Board Meeting Minutes**

### **Tuesday, August 7, 2018**

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

The Bi-Monthly meeting for August was called to order at 7:02 p.m. It was held at the Harrods Creek Fire Department with a quorum present.

#### **Attendees:**

Eric Welenken, Carol Shuffett, Rebecca Miller, Nathaniel Blair, Chuck Culp, Michael Schafer, Michele McKinney, Joan Campbell, Renee Flannery,

**Absent:** Linda Probus, Ashley Burch

**Minutes:** June Meeting Minutes were reviewed. Motion to accept by Eric and Michelle seconded. The vote was unanimous.

**President's Comments:** Former President Rebecca Miller reviewed our 2018 Objectives and mentioned the New Street Name Signs and new Speed Signage has been installed. She then turned the Meeting over to our New President Nathaniel Blair.

Nathaniel Blair asked everyone to share ideas on how to improve the Board and the Meetings.

- 1) Nathaniel said, Make the meetings shorter. Everyone agreed.
- 2) Meet every month, rather than bimonthly. Voted down.
- 3) Carol suggested adding a Committee to head up Holiday Activities for the Kids, i.e. Parade at Easter or 4<sup>th</sup> of July.
- 4) Chuck wants to get a Written opinion from Lawyer on a way to change Land Use Restrictions.
- 5) Michelle – "Clear take aways" from the Meetings. A member owns an idea and follows up with what was done since the last meeting and what has been accomplished on this idea. Agreed.

**Treasurer's Report/Accounts Payable:** Eric went over the Treasurer's Report for 7/31/18. Carol made a motion to accept the Report as presented, Chuck seconded. Vote was unanimous.

#### **Committee Reports:**

**Arch Control/Land Use Restrictions:** Michelle will create a Cease and Desist Letter and mail Certified U.S. Mail to Randy Block at 4211 Hayfield Way regarding his Fence which is not in compliance with our Bylaws.

He was reminded that the By Laws clearly state 5 ½ feet in height and not to extend beyond the front line of the house.

**Audit** – Audit was presented at the General Meeting Picnic. No Report.

**Bylaws-** Nathaniel said nothing new to report at this time.

**Countryside Focus** – Rebecca said one will be presented in the Fall.

**Garbage/Recycling** – Carol No Report

**Landscape/Beautification-** Linda absent no report.

**Membership/Publicity** – Joan reported house on Meadowland has reduced its price. Also, a Contract is pending on a house at Sunnybrook.



# Countryside Homeowners Association

## Board Meeting Minutes

### Tuesday, August 7, 2018

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**Neighborhood Directory and Technical Support** – Nathaniel will remain as Technical Support, but Renee will take over the upkeep of the Neighborhood Directory.

**Roads, Maintenance/Drainage:** Carol Will take over this Committee since Anita has left. She will contact the Road Department to get a U.S. 42 Road Sign replaced at Entrance.

**Social Committee** – Since Anita has left we need a New Committee Head. Carol stated that She and Anita spoke to Ashley about taking over this committee. This appointment will be tabled until the next Board Meeting since Ashley is out.

**Social Media-** Michelle will be new Committee Head. She will handle Next Door and Facebook postings.

**Traffic/Safety** – Chuck is also going to work on getting a Road Sign at U.S. 42 Entrance.

#### **Unfinished Business:**

Renee reported that one new LG&E Light will cost us \$22.94 per month. LED LG&E Lights will cost \$48.35 per month. Renee is going to send out a Survey to the neighborhood to get feed back on adding new lights.

**New Business:** Eric reported that the Vote, at the General Meeting, for increasing Monthly dues was invalid, because we need not notify neighborhood of the vote. Therefore, an official notice will be sent out by Social Media and Bulletin advising the neighborhood of the upcoming vote on increasing dues and inviting them to participate at the December Board Meeting.

Mike will contact a Real Estate Lawyer to get his/her opinion and possible written opinion. about changing the Land Use Restrictions, using Paragraph 13 of the Bylaws.

Rebecca said she believed the Light Poles in the Neighborhood need to be repainted. Chuck volunteered to paint the poles. Rebecca made a motion for Chuck to spray paint the poles, Joan seconded.

#### **Accounts Payable:**

Check #	Payee	Amount	Reason
3170	Matthew Cornell	\$128.00	Security
3171	Eric Welenken	45.25	Reimburse Garbage
3172	Grundy's Lawn Service	555.00	Mowing Maintenance
3173	Anita Link	214.35	Picnic Reimbursement
3174	Grundy's Lawn Service	670.98	Mowing Maintenance
3175	Matthew Cornell	128.00	Security
3176	Rebecca Miller	26.86	Picnic and Welcome Packets
3177	Matthew Cornell	128.00	Security
3178	Void		
3179	Carol Shuffett	55.65	Picnic -Rent Ice Cone Machine
3180	Joan Campbell	14.52	Picnic
3181	Nathaniel Blair	19.16	Picnic - Ice

The meeting was adjourned at 8:20 p.m. Motion by Carol to adjourn, seconded by Rebecca. Meeting Adjourned.

Respectfully submitted by Carol Shuffett.

# Countryside Homeowners Association

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June 7, 2018

Mr. Randy Block  
4211 Hayfield Way  
Prospect, KY 40059

Dear Randy:

Thank you for joining our June 5, 2018 board meeting. We value your input and admire your zealous upkeep of your property.

The Board of Directors is vested with the duty to uphold Bylaws of Countryside Homeowner's Association. It is our obligation to ensure that each property owner in our community is adhering to the Countryside Land Use Restrictions. The Land Use Restrictions are intended to protect our property values by preserving the natural beauty of our neighborhood, promoting a sense of harmony between neighbors and maintaining an aesthetically pleasing appearance overall.

The Land Use Restrictions and Bylaws are provided to each homeowner prior to purchase of their home. By accepting the title to any lot in the subdivision, a property owner agrees to abide by the restrictions contained in those documents.

Section six (6) of the Land Use Restrictions states:

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.

While we certainly appreciate your reasons for seeking an exception to the Land Use Restrictions, our Land Use Restrictions and Bylaws do not contain any language that would authorize the exception you seek. As it currently stands, your fence is 7 feet tall and extends beyond the front wall of your home. Therefore, it is in violation of section 6 as outlined above. To cure this violation please ensure your fence is compliant with section 6.

Thank you for helping in the effort to keep our community beautiful and to protect all our property values.

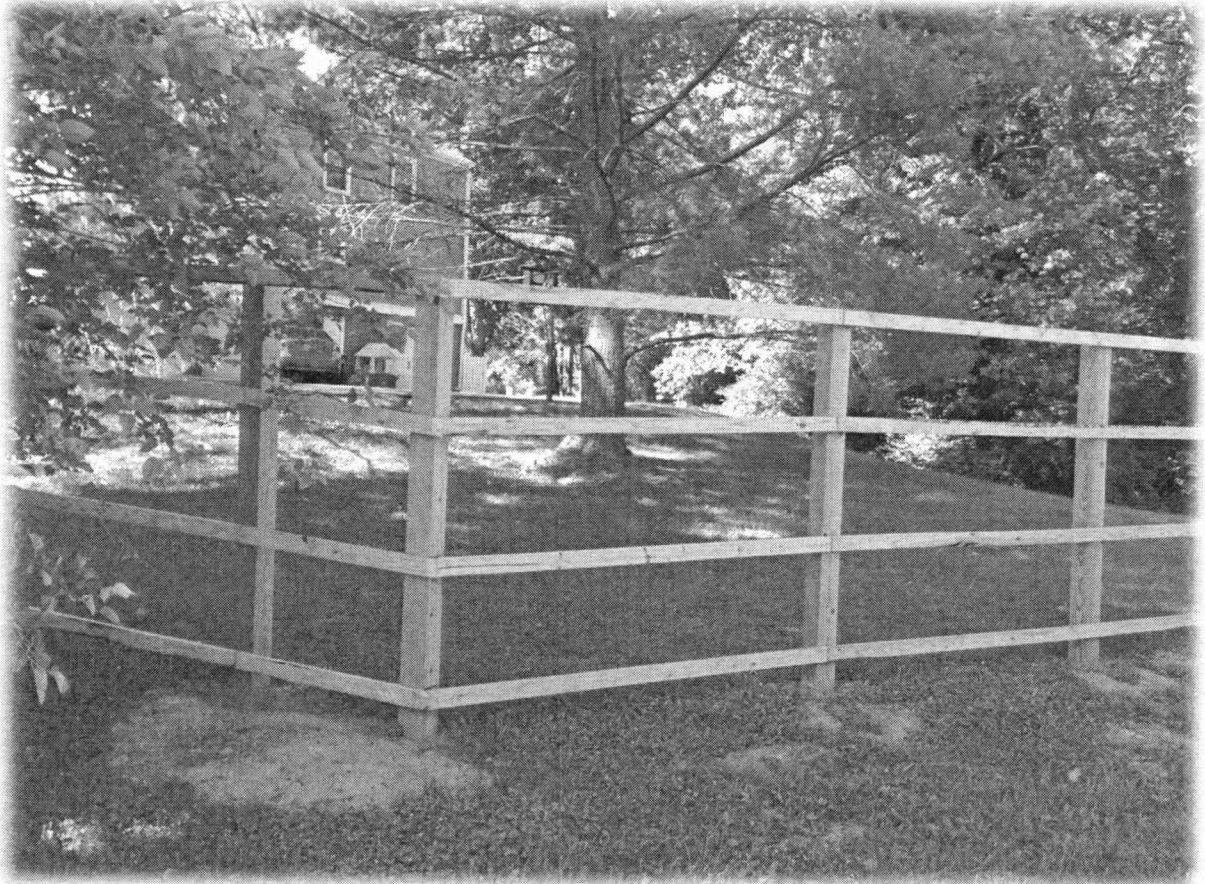
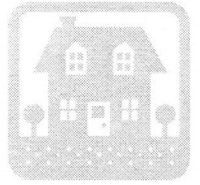
Please do not hesitate to contact me if you have any questions or concerns about this matter.

Sincerely,  
Rebecca Miller  
President



# Countryside Homeowners Association

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# Countryside Homeowners Association

## Board Meeting Minutes

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**Absent:** Linda Probus, Ashley Burch

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Respectfully submitted by Carol Shuffett.

Countryside Homeowners Association  
**Balance Sheet**  
As of July 31, 2018

	<u>Jul 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
PNC BANK	<u>23,681.87</u>
Total Checking/Savings	23,681.87
Accounts Receivable	
Accounts Receivable	<u>-364.81</u>
Total Accounts Receivable	-364.81
Total Current Assets	<u>23,317.06</u>
TOTAL ASSETS	<u><u>23,317.06</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	17,970.75
Net Income	<u>5,346.31</u>
Total Equity	<u>23,317.06</u>
TOTAL LIABILITIES & EQUITY	<u><u>23,317.06</u></u>



# Countryside Homeowners Association

## Profit & Loss Prev Month Comparison

July 2018

	Jul 18	Jul 17	\$ Change	% Change
Ordinary Income/Expense				
Income				
Garbage Service	0.00	53.36	-53.36	-100.0%
General Fund	1,596.92	1,877.64	-280.72	-15.0%
Land Use Assessment	133.08	154.00	-20.92	-13.6%
Total Income	1,730.00	2,085.00	-355.00	-17.0%
Other Inc				
Returned Check Charges	0.00	0.19	-0.19	-100.0%
Other Inc - Other	20.00	5.00	15.00	300.0%
Total Other Inc	20.00	5.19	14.81	285.4%
Total Income	1,750.00	2,090.19	-340.19	-16.3%
Expense				
CHA Expenses				
Administrative				
Bank Fee	0.00	2.00	-2.00	-100.0%
Administrative - Other	45.25	0.00	45.25	100.0%
Total Administrative	45.25	2.00	43.25	2,162.5%
CHA Event	214.35	0.00	214.35	100.0%
Landscaping				
Mowing	555.00	460.00	95.00	20.7%
Weed Control	0.00	228.50	-228.50	-100.0%
Total Landscaping	555.00	688.50	-133.50	-19.4%
Special Projects/Repairs/Misc				
Police Patrol	256.00	128.00	128.00	100.0%
Total Special Projects/Repairs/Misc	256.00	128.00	128.00	100.0%
Utilities				
Electricity	408.86	380.02	28.84	7.6%
Water	230.52	188.51	42.01	22.3%
Total Utilities	639.38	568.53	70.85	12.5%
Total CHA Expenses	1,709.98	1,387.03	322.95	23.3%
Total Expense	1,709.98	1,387.03	322.95	23.3%
Net Ordinary Income	40.02	703.16	-663.14	-94.3%
Net Income	40.02	703.16	-663.14	-94.3%

# Countryside Homeowners Association Profit & Loss Prev Year Comparison January through July 2018

	Jan - Jul 18	Jan - Jul 17	\$ Change	% Change
Ordinary Income/Expense				
Income				
Income				
Garbage Service	0.00	53.36	-53.36	-100.0%
General Fund	16,310.76	16,639.18	-328.42	-2.0%
Land Use Assessment	1,429.24	1,442.46	-13.22	-0.9%
Income - Other	0.00	0.00	0.00	0.0%
Total Income	17,740.00	18,135.00	-395.00	-2.2%
Other Inc				
Returned Check Charges	0.00	0.19	-0.19	-100.0%
Other Inc - Other	40.00	20.00	20.00	100.0%
Total Other Inc	40.00	20.19	19.81	98.1%
Total Income	17,780.00	18,155.19	-375.19	-2.1%
Expense				
CHA Expenses				
Administrative				
Bank Fee	12.00	18.00	-6.00	-33.3%
Commercial Insurance	1,187.00	1,187.00	0.00	0.0%
Copies	14.55	73.73	-59.18	-80.3%
Incorporation Fee	15.00	15.00	0.00	0.0%
Postal	99.00	0.00	99.00	100.0%
Administrative - Other	213.67	0.00	213.67	100.0%
Total Administrative	1,541.22	1,293.73	247.49	19.1%
CHA Event	214.35	0.00	214.35	100.0%
Landscaping				
Mowing	3,601.00	4,237.00	-636.00	-15.0%
Shrub & Tree Trimming	0.00	300.00	-300.00	-100.0%
Sign Repair	2,226.00	0.00	2,226.00	100.0%
Sprinkler Maintenance	131.90	160.77	-28.87	-18.0%
Weed Control	0.00	305.25	-305.25	-100.0%
Total Landscaping	5,958.90	5,003.02	955.88	19.1%
Special Projects/Repairs/Misc				
Miscellaneous	0.00	107.64	-107.64	-100.0%
Police Patrol	1,280.00	896.00	384.00	42.9%
Total Special Projects/Repairs/Misc	1,280.00	1,003.64	276.36	27.5%



# Countryside Homeowners Association

## Profit & Loss Prev Year Comparison

### January through July 2018

	Jan - Jul 18	Jan - Jul 17	\$ Change	% Change
Utilities				
Electricity	2,925.96	2,701.96	224.00	8.3%
Water	513.26	445.30	67.96	15.3%
Total Utilities	3,439.22	3,147.26	291.96	9.3%
Total CHA Expenses	12,433.69	10,447.65	1,986.04	19.0%
Total Expense	12,433.69	10,447.65	1,986.04	19.0%
Net Ordinary Income	5,346.31	7,707.54	-2,361.23	-30.6%
Net Income	5,346.31	7,707.54	-2,361.23	-30.6%

**Countryside Homeowners Association**  
**A/R Aging Summary**  
As of August 6, 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
024-F-Bradley	0.00	0.00	0.00	0.00	130.00	130.00
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-Petitean	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	785.00	785.00
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
097-FR-Burch	0.00	0.00	0.00	0.00	130.00	130.00
107-Corbin	0.00	0.00	0.00	0.00	0.00	0.00
111-F-Kern	0.00	0.00	0.00	0.00	30.00	30.00
112-F-Dickson	0.00	0.00	0.00	0.00	130.00	130.00
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>6,161.00</b>	<b>6,161.00</b>





August 2, 2018

Countryside Subdivision

Detail Report for Countryside Subdivision

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

There were three citations issued during the month. Two were for speeding and one was for stop sign violation.

There was one warning issued during the month. It was for stop sign violation.

Four 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	7/9/2018	16:30	18:30	2.00	\$64.00
Countryside	3044 Cornell, Matthew	7/24/2018	17:30	19:30	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

Thursday, August 02, 2018



# 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
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Thursday, August 02, 2018

# Oldham County Police Department

1855 North Highway 393  
LaGrange, KY 40031

(502) 222-1300

Date Range Request from 07/01/2018 to 07/31/2018

Date	Officer's Name	Detail Name	Time	Type of Report	Activity Location	Violation Description
7/9/2018	3044 Cornell, Matt	Countryside	16:30	Patrol	MEADOWLAND DR	
			17:00	Patrol	SUNNYSBROOK DR	
			17:07	Citation	HAYFIELD WAY	SPEEDING
			17:30	Warning	HAYFIELD WAY	STOP SIGN VIOLATION
			18:00	Patrol	SUNNYSLOPE WAY	
			18:30	Patrol	TATTERSALL LN	
<b>Start of Detail</b>		<b>End of Detail</b>			<b>Beginning Mileage</b>	<b>Ending Mileage</b>
16:30		18:30			95435	95439
<b>Reimbursement Due To:3044 Cornell, Matthew \$64.00</b>						

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1855 North Highway 393  
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Date Range Request from 07/01/2018 to 07/31/2018

Date	Officer's Name	Detail Name	Time	Type of Report	Activity Location	Violation Description	
7/24/2018	3044 Cornell, Matt	Countryside	17:30	Warning	HAYFIELD WAY	SPEEDING	
			18:00	Patrol	MEADOWLAND DR		
			18:30	Patrol	SUNNYBROOK DR		
			18:47	Warning	MEADOWLAND DR	STOP SIGN VIOLATION	
			19:30	Patrol	TATTERSALL LN		
Start of Detail		End of Detail		Beginning Mileage		Ending Mileage	
17:30		19:30		95804		95807	

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