

Countryside Homeowners Association  
Board Meeting Minutes  
Tuesday, August 4, 2015

**Call to Order:**

The quarterly meeting for August was held at the Harrods Creek Fire Department and was called to order at 7:03 pm with a quorum present.

**Attendees:**

Chuck Culp, Dawn Graviss, Mike Schafer, Cathy Miller, Carol Shuffett, Eric Welenken and Linda Probus

**Absent:** Rebecca Miller, Joan Campbell and Nathaniel Blair

**Minutes:**

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

**President's Comments:** Chuck welcomed the board and how he appreciated us volunteering our time to serve on the board.

**Treasurer's Report/Accounts Payable:** Eric provided the Treasurer report for the end of July 2015. Eric made a correction to the balance sheet. Cathy moved to accept and Mike seconded. The vote was unanimous and the motion passed.

**Committee Reports:**

Special Projects/Garbage – Inactive

Landscape/Beautification – Linda Probus accepted this position. Linda will contact Josh with Lawn Pros to let him know she is his contact. Linda will contact Zeppa's to check on the cost to trim the bushes. Linda will look at the sign at back entrance to remove smiley face on entrance sign. Eric stated he would have the back entrance lights fixed. Chuck will hire Hebel Irrigation to fix sprinkler.

Bylaws – Mike – Mike will talk with Fonda (lawyer) either to get a plan together for signatures or to stop the process.

Social Committee – Cathy – Cathy resigned her position due to her selling her home and moving out of Countryside. The board discussed about Marianne Strickland or Shannon Gala taking over the Facebook page. The board would need to inquire to them to see if interested.

Membership/Publicity – Carol shared she is going to visit the new neighbors that have moved in recently. Rebecca is visiting them as well.

Traffic/Safety – Cathy shared that we need to contact Lori Ingemi ([loriingemi@twc.com](mailto:loriingemi@twc.com)) to inquire about the Highway 42 block watch group.

Roads/Drainage – inactive

Arch Control/Land Use Restrictions – Mike – nothing to share.

Communicator – a communicator was sent out before the social. The next one planned to go out will be in November. Someone shared that we need to make sure to include dates that Waste Management does not pick up during the holidays. Also to include in the communicator is about building fences, decks, etc and need to get approval by the board.

Compilation Report – Eric went over the report. Cathy moved to accept and Mike seconded. The vote was unanimous and the motion passed.

Unfinished Business: None

New Business:

- 1) Mike mentioned that we need to get procedures written for people wanting to build fences, decks, etc and how to get approval from the board.
- 2) Need to go back to the residents that have built fence and/or deck and have them submit their information for board records. Would like to see this information included in the welcome packet.
- 3) Carol shared with the board the cost of “no solicitor signs” which were \$150 each. This was put on hold by the board.

Accounts Payable:

- 1) Carol Shuffett - \$65.28 – printing
- 2) Lawn Pros -? – Eric will pay when the bill arrives
- 3) Turf Green Lawn Service - \$75.00
- 4) Matthew Cornell - \$128.00
- 5) Welenken CPA - \$600.00 – compilation

The meeting was adjourned at 8:22 pm. The motion was made by Cathy and seconded by Linda.

Respectfully submitted by Dawn Graviss

5:30 PM

08/04/15

Accrual Basis

**Countryside Homeowners Association**  
**Balance Sheet**  
As of July 31, 2015

	<u>Jul 31, ...</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
PNC BANK	<u>23,914.00</u>
Total Checking/Savings	<u>23,914.00</u>
Accounts Receivable	
Accounts Receivable	<u>5,424.00</u>
Total Accounts Receiva...	<u>5,424.00</u>
Total Current Assets	<u>29,338.00</u>
<b>TOTAL ASSETS</b>	<u><u>29,338.00</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	<u>38,796.38</u>
Net Income	<u>-9,458.38</u>
Total Equity	<u>29,338.00</u>
<b>TOTAL LIABILITIES &amp; EQUI...</b>	<u><u>29,338.00</u></u>

7696.29 Correction

5:20 PM

08/04/15

Cash Basis

# Countryside Homeowners Association

## Profit & Loss Prev Month Comparison

### July 2015

	Jul 15	Jul 14	\$ Change	% Change
Ordinary Income/Expense				
Income				
General Fund	240.00	434.59	-194.59	-44.8%
Land Use Assessment	20.00	46.22	-26.22	-56.7%
Total Income	260.00	480.81	-220.81	-45.9%
Other Inc	5.00	15.00	-10.00	-66.7%
Total Income	265.00	495.81	-230.81	-46.6%
Expense				
CHA Expenses				
CHA Event	195.50	0.00	195.50	100.0%
Special Event				
Total CHA Event	195.50	0.00	195.50	100.0%
Landscaping	460.00	310.00	150.00	48.4%
Mowing				
Total Landscaping	460.00	310.00	150.00	48.4%
Special Projects/Repairs/Misc				
Police Patrol	128.00	128.00	0.00	0.0%
Repairs				
Median Repair	0.00	1,760.00	-1,760.00	-100.0%
Total Repairs	0.00	1,760.00	-1,760.00	-100.0%
Total Special Projects/Repairs/...	128.00	1,888.00	-1,760.00	-93.2%
Utilities				
Electricity	361.18	349.45	11.73	3.4%
Water	350.06	154.23	195.83	127.0%
Total Utilities	711.24	503.68	207.56	41.2%
Total CHA Expenses	1,494.74	2,701.68	-1,206.94	-44.7%
Total Expense	1,494.74	2,701.68	-1,206.94	-44.7%
Net Ordinary Income	-1,229.74	-2,205.87	976.13	44.3%
Net Income	-1,229.74	-2,205.87	976.13	44.3%

5:22 PM

08/04/15

Cash Basis

# Countryside Homeowners Association Profit & Loss Prev Year Comparison January through July 2015

	Jan - Jul 15	Jan - Jul 14	\$ Change	% Change
Ordinary Income/Expense				
Income				
Income				
Garbage Service	95.64	0.00	95.64	100.0%
General Fund	14,369.68	15,723.50	-1,353.82	-8.6%
Land Use Assessment	1,367.54	1,380.31	-12.77	-0.9%
Recycling Service	11.62	0.00	11.62	100.0%
Total Income	15,844.48	17,103.81	-1,259.33	-7.4%
Other Inc	79.52	80.00	-0.48	-0.6%
Total Income	15,924.00	17,183.81	-1,259.81	-7.3%
Expense				
CHA Expenses				
Administrative				
Commercial Insurance	1,187.00	1,264.00	-77.00	-6.1%
Copies	31.54	33.92	-2.38	-7.0%
Incorporation Fee	15.00	15.00	0.00	0.0%
Postal	98.00	141.00	-43.00	-30.5%
Total Administrative	1,331.54	1,453.92	-122.38	-8.4%
CHA Event				
Special Event	195.50	0.00	195.50	100.0%
Total CHA Event	195.50	0.00	195.50	100.0%
Landscaping				
Fall Planting	127.17	0.00	127.17	100.0%
Mowing	1,720.00	1,000.00	720.00	72.0%
Sprinkler Maintenance	217.49	325.74	-108.25	-33.2%
Weed Control	419.25	133.75	285.50	213.5%
Total Landscaping	2,483.91	1,459.49	1,024.42	70.2%
Special Projects/Repairs/Misc				
Police Patrol	896.00	896.00	0.00	0.0%
Repairs				
Lighting Repair	178.13	46.84	131.29	280.3%
Median Repair	0.00	1,760.00	-1,760.00	-100.0%
Total Repairs	178.13	1,806.84	-1,628.71	-90.1%
Total Special Projects/Repairs/...	1,074.13	2,702.84	-1,628.71	-60.3%

5:22 PM

08/04/15

Cash Basis

# Countryside Homeowners Association

## Profit & Loss Prev Year Comparison

### January through July 2015

	Jan - Jul 15	Jan - Jul 14	\$ Change	% Change
Utilities				
Electricity	2,529.79	2,464.42	65.37	2.7%
Water	612.84	438.03	174.81	39.9%
Total Utilities	3,142.63	2,902.45	240.18	8.3%
Total CHA Expenses	8,227.71	8,518.70	-290.99	-3.4%
GIFTS	0.00	350.00	-350.00	-100.0%
Total Expense	8,227.71	8,868.70	-640.99	-7.2%
Net Ordinary Income	7,696.29	8,315.11	-618.82	-7.4%
Net Income	<u>7,696.29</u>	<u>8,315.11</u>	<u>-618.82</u>	<u>-7.4%</u>

# Countryside Homeowners Association

## A/R Aging Summary

As of August 4, 2015

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
129-F-ARCHULETA	0.00	0.00	0.00	0.00	10.00	10.00
091-F Baize	0.00	0.00	0.00	0.00	1,058.00	1,058.00
109-F-Brown	0.00	0.00	0.00	0.00	478.00	478.00
017-FR-Henley	0.00	0.00	0.00	0.00	130.00	130.00
024-F-Bradley	0.00	0.00	0.00	0.00	130.00	130.00
035-LUA-White	0.00	0.00	0.00	0.00	-15.00	-15.00
047-F-McKinney	0.00	0.00	0.00	0.00	130.00	130.00
048-FR-Gerth	0.00	0.00	0.00	0.00	-5.00	-5.00
049-F-Petitjean	0.00	0.00	0.00	0.00	265.00	265.00
050-LUA-Auberry	0.00	0.00	0.00	0.00	135.00	135.00
054-F-Onkst	0.00	0.00	0.00	0.00	130.00	130.00
065-F-RIEHL	0.00	0.00	0.00	0.00	265.00	265.00
069-F-INMAN	0.00	0.00	0.00	-130.00	0.00	-130.00
072-F-Bradley	0.00	0.00	0.00	0.00	265.00	265.00
082-F-Coleman	0.00	0.00	0.00	0.00	395.00	395.00
085-F-De Baila	0.00	0.00	0.00	0.00	-24.00	-24.00
089-F-Lewis	0.00	0.00	0.00	0.00	130.00	130.00
091-TERMF-Ham...	0.00	0.00	0.00	0.00	94.00	94.00
096-F-Johnson	0.00	0.00	0.00	0.00	5.00	5.00
097-FR-Burch	0.00	0.00	0.00	0.00	130.00	130.00
106-F-Shemwell	0.00	0.00	0.00	0.00	395.00	395.00
111-F-Kern	0.00	0.00	0.00	0.00	60.00	60.00
125-F-Tichenor	0.00	0.00	0.00	0.00	0.00	0.00
128-F-Dissell	0.00	0.00	0.00	0.00	130.00	130.00
133-F-Davies	0.00	0.00	0.00	0.00	130.00	130.00
134-F-Ford	0.00	0.00	-15.00	0.00	0.00	-15.00
137-F-Will	0.00	0.00	0.00	0.00	0.00	0.00
140-F-Capsel	0.00	0.00	0.00	0.00	145.00	145.00
150-F-Schaad	0.00	0.00	0.00	0.00	120.00	120.00
155-FR-Samuelson	0.00	0.00	0.00	0.00	135.00	135.00
159-F-Ford	0.00	0.00	0.00	0.00	473.00	473.00
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>-15.00</b>	<b>-130.00</b>	<b>5,294.00</b>	<b>5,149.00</b>