

**COUNTRYSIDE
MARCH HOA BOARD MEETING
March 21, 2024**

The HOA Board Meeting was held at 6:00 p.m., Thursday, March 21, 2024 at Su Armitage's home. In attendance were Christopher Davis, Jeannie Yerkovich, McKall Morris, Catherine Mortimer, and Su Armitage. A Welch Randall representative, Jessica, joined in via zoom. The owners joined in on the community zoom call at 7:00 p.m.

The next community meeting will be April 30, 2024 - it will be the CC&R Update Meeting from 6-8 p.m. at the Murray City Library. It will be attended by attorney Burt Willie.

The next board meeting will be April 25, 2024 and will be pre-CC&R discussion for the community. April 9, 2024 the board will meet to continue projects. April 12, 2024 at 1:30 there will be a board community walk-through with Brad.

As of March 21st, there are 15 owners delinquent, however, these appear to be due to the change in fees. There are two owners over 90 days delinquent and working with attorneys on payment plans.

CC&R Update – CC&Rs are out to the community. If printed copies are needed, we'll provide. We have provided 18 printed copies so far, in advance of requests.

Parking Map – We will be sending a mailer, and including a printed survey with the newsletter for units that did not respond to the survey or where additional information may be needed.

RV Lot – Audit is completed, there are a few vehicles that were not claimed. A message went to the community giving two weeks to claim vehicles and begin paying fees or vehicles will be towed.

Requests – A community member requested a list of contact information for the community. Due to the members not consenting to their information being shared, we will have to reject this, but will reach out.

Rules and Regs – refresh will happen after the CC&R vote.

Landscaping – We will be doing a spring clean-up in March. So, expect landscapers within the next couple of days.

Window Repair – community members have confusion around whether window repairs are the responsibility of the board or the owners. These are the responsibility of the owner according to CC&Rs, and have been treated as such since 2019 when the board formally decided to require window repairs. The board will send references for repair options.

Flower Beds – Flower beds are not currently included in our landscaping contract. We will need to update and create a system for landscapers to know which flower bed owners want to landscape vs which ones the landscapers need to handle. We aim to solve this by April 26.

Renters – ensuring renters are notified of the rules and reg of the community. We have to stay at less than 20% renters for multiple reasons. With current Utah laws, and without our CC&R updated, there is an annual \$200 fee for unit owners who rent their units, that will be added to the May 1 bill.

Zoom meeting:

Jeannie welcomed everyone and announced the upcoming meeting dates and times.

Catherine reviewed the financials: noting slightly higher insurance fees for the start of the year again, and highlighting the snow removal costs that hit in February. Overall, we are performing better than budget, mainly due to lesser snow costs. For a detailed review these financial sheets are posted on the Welch Randall website.

Additionally, the RV lot will create over \$700 per month of revenue starting shortly.

Upcoming meeting times were disclosed.

Updating the community about CC&Rs, upcoming meetings, parking maps, and renter lists.

Landscaping spring clean up is communicated.

Updates about vendors including new garbage vendor and concrete grinding bid, new vendor for gutter repairs, seeking additional fencing bids, waiting for update on the painting and siding repair bids and references, and waiting for pool vendor repair suggestions.

Questions and Comments:

There were no follow up questions at this time. The meeting closed prior to 7:30 p.m.