

**COUNTRYSIDE
MAY HOA BOARD MEETING
May 30, 2024**

The HOA Board Meeting was held at 6:00 p.m., Thursday, May 30, 2024 at the Su Armitage's home. In attendance from the board were Christopher Davis, Jeannie Yerkovich, McKall Morris, Catherine Mortimer, and Su Armitage. Amber Flink with Welch Randall joined via Ring Central. The community joined at 7 p.m. via Ring Central.

The next board meeting will be June 27, 2024. June 14, 2024 at 1:30 there will be a board walk-through of the community with Brad.

As of May 30, there are two owners who are 90-days delinquent. One is working with attorneys on payment plans, one is working through a property sale.

CC&R Update – We are wrapping up one more clarification with the parking garages and carports.

RV Lot – Will audit again on the next walk through. A community member caused damages to the fence and pole, there is video evidence, so repairs will be billed to the individual.

Gutters and Landscaping – We have a few gutters that have roof issues causing leaking, adding to the repairs priority list for the future.

Insurance – The board discussed getting additional insurance quotes and changing homeowner deductible from \$10,000 to \$25,000 of insurance. Insurance renews June 19.

Adding Railings – There was a request to add railings, a bid was received, and the board voted to approve.

Zoom meeting:

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

Catherine reviewed the financials: we netted \$12,640 due to lower snow removal costs. All other invoices and costs are standard in April - mainly due to the shoulder season before summer work began but without snow removal. 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.

Updating the community about CC&Rs, parking lot audit, RV lot audit, Pond is going, Sprinklers are going twice weekly for now and there are ongoing sprinklers repairs, Landscapers are visiting regularly and we are addressing the pool enclosure being missed last week.

Pool will be locked at 9 p.m. at night.

We are gathering information on doing a group window replacement to give homeowners discounts.

We received a concrete bid for garbage enclosures. Waiting on two additional bids.

We requested bids for finalizing garage roofs, tree trimming, and chimney repairs. Waiting for those bids.

We approved a new request for railings.

Discussion on picking a date for the large dumpsters – summer or early fall.

Questions and Comments:

There was one follow up question on timing of the railing. The meeting closed prior to 7:30 p.m.