

Country Hills Manor

Minutes for the HOA Board Meeting June 10th, 2024

Start time: 6:00 pm End time: 6:28 pm

Present: John Sabraw, Jerry Berchtold, Jim Ormsbee, Robin Bushman, Perry Willard, Debi Wallwork and Hayley with Welch Randall

Excused: Ginger Hauser

Next Meeting: June 18th @ 6:00 pm

Guests: No guests

Approve Minutes: April and May 2024, John approved, Perry second, all approve.

West Pool: The work should have been finished by Precision Pools on 06-10-24 per Hayley. The gates are good to go after a review with the health department by Hayley.

Financials

CHM has a CD maturing, we will vote by mail to roll it into another CD earning approximately 5%.

Reviewed financials and delinquencies submitted by Welch Randall.

Arlene Anderson will be sent to collection for \$625.00.

Dillon King will be sent to collection if he is still delinquent in June.

Sundown is in collection and making payment arrangements with the attorney.

Other Budget Items/Projects:

Gas at this point in 2024 is \$63,497.20 the budget is \$95,000.00.

Painting is included in the budget for 2024, Property Maintenance Account for \$25,000,

YTD \$7380.00 has been spent and the budget includes painting building "N" for \$21,500.

There may have to be a few adjustments in the budget to accomplish the painting project.

Water main repair: \$6838.00 the budget for this project is under the Property maintenance account.

Landscape improvements: The last of the \$15,000 will be used by Perry shortly.

Election Winners:

The winners of the election: Brad Knight, Jim Ormsbee, Salome Reyes Ruiz

Hayley will inform the winners by email.

New Board Members include: Jerry Berchtold, Perry Willard, Debi Wallwork, Robin Bushman, Brad Knight, Salome Reyes Ruiz, Jim Ormsbee

Pools

Debbi Martineau will receive three \$200.00 gift cards in June, July, and August for a total of \$600.00 for helping with the pools for the season.

Destruction of pools: Hayley will send an email out to the community:

- Destruction of property, kids tossing large rocks into the pools have been reported by a couple of community members.
- Gates need to be kept shut (if not the Health Dept can close the pools)
- Ropes need to remain attached (if not the Health Dept can close the pools)
- No food in the pool area (we need a sign)

The committee can't police the pools we need to emphasize the rules.

New pool furniture was discussed and will be on a future agenda.

June 15th Community Event:

Clean-up and tree planting with a food truck Los Churros del Norte.

Community members who participate in the voting of where to plant the trees can enter to win a \$40.00 gift card from Los Churros del Norte.