

COUNTRY SQUIRE HOMEOWNERS ASSOCIATION
Annual Meeting
October 25, 2023 - 7 pm

Opening and Acknowledgement of Visitors: The attendance sheet is signed by all visitors. Robin welcomed visitors.

Board Member Attendees: Robin Shaon, Kay Patterson, Cindy Roberts, Jackie Frakes, Linda Embrey, Tom Rachow, Beth Downing, Lynn Beggs.

Guidance or the meeting: General guidelines/rules were reviewed. Robin reviewed the general rules for attendees.

1. When asking a question, please raise your hand and be recognized.
2. There will be a 2-minute time limit on presentations by a voting member.

Welcome to members and guests: Robin welcomed and thanked everyone in attendance.

Robin recognized members who passed during the year:

Robin announced Larry Gilmore had passed this past year.

New Residents/owners, please be recognized when your name is called:

Jason Holt at 1319 N 43rd Street.

Welcome to Country Squire!

Introductions of attendees/residents: Robin asked for residents to introduce themselves. Residents and Homeowners rose and introduced themselves. The Board recognized introductions.

Introduction of Board members and positions/duties:

Each Board member rose and announced their duties.

Current Board Members and positions:

President: Robin Shaon

Vice President: (vacant)

Secretary: Cindy Roberts

Treasurer: Kay Patterson

Pool and Clubhouse basement: Lynn Beggs

Snow Removal: Jackie Frakes

Lawn/Trees: Jackie Frakes

Clubhouse/scheduling: Lynn Beggs

Memorials and Garage Sale: Linda Embrey

Maintenance Assist: Beth Downing

Quorum/Proxies: Cindy confirmed there were 50 ballots and or Proxies were received: Total met (Required 47).

Minutes 2022: Cindy Reviewed the 2022 Annual Board meeting minutes. The minutes were unanimously approved by the Board and residents as written by a hand vote.

Treasurer's Report for the 2023/2024 fiscal year was reviewed by Kay Patterson/ Handouts were provided. The report was approved by a majority show of hands.

Budget for 2022-2023: Reviewed by Kay Patterson: There were no questions by the residents. The budget was approved by a majority show of hands. There was a question as to where we are with the loan. Kay reported that we are on schedule to have the loan paid off and she is paying extra to have it paid off sooner.

Questions and Concerns of Owners:

- Kay discussed that for the upcoming year, the HOA dues will remain the same.
- There was a question about are there any delinquent persons for paying HOA dues. Kay reported that everyone is paying their dues. There is one homeowner who is paying back dues and is on schedule.
- Vern Middleton asked for clarification on the budget regarding the carryover. Kay explained that is how she categorized it on the spreadsheet to keep it separate. Vern suggested that it not be included in the income category. Kay acknowledged his concern. She reported that for the time being, it will remain in that category for best tracking.
- Vern suggested that due to the increased cost of everything, the dues may need to be increased each year. Kay acknowledged that the Board considers this each year and for now, we will not need to increase the dues.
- A resident brought up the question of what is covered in terms of concrete work for driveways and the percentage of homeowners' responsibility for payment. Kay acknowledged that in the past the Board determined what they would and would not cover and that it is not clearly outlined in the covenants for what each is responsible for. Kay noted that in previous years, the board had made arrangements with each resident on an individual basis on coverage amounts. The Board acknowledged that moving forward this needs to be consistent for all homeowners and that this will be addressed by the Board. The homeowners stated that they need to know what the rules are for this.
- A resident brought up concerns about some of the homes being sold to investors for rentals. She asked if there was a way to prevent them from being sold to be used as rentals. The board acknowledged her concerns but that there are no rules for this happening.
- Vern brought up the concern about needing a project manager and asked if the board had come to a determination on this. The Board had acknowledged that this is many homeowners' concerns as well as the Boards' concern and that we are looking into having a project manager and that we would let everyone know as soon as there are developments in this.

MAINTENANCE:

Roofing: A question arose about how many roofs were replaced and how many were not in recent years. Kay reported that there are six roofs that have not been replaced recently. Most of the roofs were replaced in 2020 and 2021.

Fences: A resident expressed concern about where we are with the staining and fence replacement. The Board acknowledged that the stain color is now specified and that if anyone needs to stain their fence to contact a board member for those specifications. The fence replacement is the responsibility of the homeowner. The board explained that typically the homeowners are notified after inspections if their fence needs to be stained, repaired, replaced, etc. It was brought up that Paula Allen needs her fence replaced. She is in a nursing home and the board acknowledged that the homeowner is aware that it needs to be replaced.

Lawn Care/Trees: Jackie reported that there are approved jobs for some trees to be removed or trimmed and that this would be happening later this year. The contractor Ed has the list and will do those in the coming months.

Cement Work: The Board brought up that Josh Rocha is approved to do some cement work and that he will begin those projects in the coming months.

Dumpster: The dumpster will continue to be planned each year in October.

Neighborhood watch: No new news here.

Election of Officers:

- Cindy introduced individuals on the ballot.
- Nominations from floor/ballots/proxies were tallied: Cindy reported 50 total votes were tallied. Cindy announced Kay Patterson will remain on the Board, Tom has resigned and will no longer be on the Board, and Jessica Johnston and Mary Kay Lyle were voted as new members of the Board. Jessica will take Phyllis' place and Mary Kay will take Mikes' place as Vice President.

Special Thanks: The Board acknowledged Tom's many years of wonderful service to the Board and thanked him for serving. Also, Mike's service was acknowledged and the residents and Board expressed their gratitude.

Adjournment of 2023 meeting: at 8:30 pm.

**Respectfully Submitted,
Cindy Roberts, Secretary**