

COUNTRY SQUIRE HOMEOWNERS ASSOCIATION  
May 6, 2024

**Opening and Acknowledgement of Visitors:** Jenny Coburn, Vern and Darlene Middleton, Cristian Matos

**Attendees:** Kay Patterson, Conrad Spaeth, Cindy Roberts, Robin Shaon, Linda Embrey, Jessica Johnston, Mary Kay Lyle, Lynn Beggs, Jackie Frakes.

**Minutes:** Cindy reviewed the Board Meeting Minutes from March 2024. The Board approved the minutes with changes.

**Treasurer's Report:** Kay presented the Treasurers' report with the Board unanimously approving the report with no changes. Kay also presented a YTD budget spreadsheet. The board approved Kay's financial reports as written.

**Questions and Concerns of Owners:**

**Jenny** thanked the Board for the fast action of addressing her concerns from the last meeting. 1405 N 43rd -**Vern** mentioned that there have been years of water issues in his basement. He asked about having the gutters and drain tile checked to be sure they are in proper order. He reported that when the drain tiles overflow, water goes into his basement. 1405/1407 -Check drain downspouts from to drain tile. He says rain pools behind the house.

1407-1) Clean out downspouts now (TK Lawn to do this) 2) Make sure they clean downspouts with gutter cleaning. 3) Conrad to look at Middletons. 4) Kay states she will call TK Lawn and see about flushing down spouts when they do the gutter cleaning.

**Matos** property: Mr. Matos asked if he could bring gravel and place it in his driveway. He needs it for his patio work. The Board approved him to bring gravel in and place it in his driveway.

**Old Business:**

- Roof leak Jill Devoe residence 1511 Buckinghams St. Cindy is still waiting for a letter from Peter Mana regarding a report, no roof leak found.
- 1407 N 43rd Street Driveway Replacement- Stroud realty. Cindy prepared a letter and Kay mailed them. They are responsible for replacement.
- Paula Allens' old house: Quote for siding \$6,630 to repair siding and chimney was approved. (Kay 1st motion/Lynn 2nd motion to approve)

**New Business:**

- 1403 N 43rd - Replace approximately 4ft of trim on N side of front porch \$165.00. Approved via email majority voted yes. Approved. Work to be done next week.
- 4201 Buckingham - Caulk around chimney, add dirt to corner of foundation by downspout \$220. Approved via email majority vote yes.

- 4209 Country Lane, Ginny Coburn - Replace trim around windows #915. Approved via email majority vote yes. Competed.
- One two plex at 1522/1524 N. 42nd - Nurski/Hinderks. Hail damage per roof inspection Letters prepared by Cindy and Kay mailed them out.
- One 3 plex at 1519/1521/1523 N. 42nd - Galbert/Halferty/Miller. Hail damage per roof inspection Letters prepared by Cindy and Kay mailed them out.
- Jessica Johnstons' residence: Jessica reported ongoing issues with water at her residence. Conrad will follow up with her on this.
- 1317 N 43rd: Roof leak. Conrad looked at the roof. He reported it looked new and flashing was okay.
- 1509 Buckingham: Van in driveway. Cindy to prepare a letter.

### **Association Responsibilities:**

- **Maintenance:** Conrad updates: Aside from what has already been discussed, Conrad has 5 jobs in the works.
- **Clubhouse:** Lynns updates: Cindy prepared a visual map to track the painting cycle. The Board reviewed the map and made painting plans through 2027.
  - Approved stains:
  - Cabot Brand Australian Timber Oil -Honey Teak (new fencing or a few years of aging, no darkened surfaces)

**OR**

- Cabot - Frontier-semi-solid and solid (for darkened fences or already stained or aged woods)
- Voted and approved (Kay 1st and Jessica 2nd)

- **Swimming pool:** Jessica's updates: The pool guy sealed and patched the pool only. The Board discussed and decided to see if the Byes can paint and seal the bowl at the end of the pool season. The Tile will also need to be replaced in the fall and this was tabled for later. The pool will be open for use by Memorial Weekend.
- **Lawn Care:** Jackie's updates: Jackie reported that Beverly Banks tree will need to be removed per Ed. The Board agreed to have this done in the fall.
- **Snow Removal:** Jackie's updates: Nothing new for snow/lawn.
- **Memorial Flowers:** Linda's updates: Linda reported that there is nothing new for memorials. She also reported that the dumpster will be here June 8th for one day 8-4pm. Neighborhood Garage Sale will be Memorial Weekend the 24th and 25th.
- **Neighborhood watch:** Feral cats follow up letter updates. Robin is working on a letter for the neighborhood.

**Meeting Adjourned:8pm.** Next meeting is June 3rd at 6pm.

Respectfully Submitted,  
 Cindy Roberts  
 Secretary

