

## COUNTRY SQUIRE HOMEOWNERS ASSOCIATION

Date September 9, 2024

**Opening and Acknowledgement of Visitors:** Jerry Brown, Ginny Coburn, Peggy Miller, Stella Smith, Vern Middleton

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

**Minutes:** Cindy reviewed the Board Meeting Minutes from August 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.(Lynn 1st/Linda 2nd). The Budget for year 2025 was not approved as it needs minor changes. The Board will plan to review and approve in October

### **Questions and Concerns of Owners:**

**Ginny Coburn** reported she met the new homeowner across the street who is a nurse. The nurse told Ginny that she may rent the place out when she moves. Ginny also reported that she went to the Stones residents' open house and it was nice. She reported that she may also rent it out.

**Peggy Miller** is asking to meet with the Board to follow up on her roof insurance. She reported she will call them back and ask for the adjuster report so she can provide this to the HOA.

**Vern Middleton** reported he had water a while back and that they were supposed to blow out the gutters. He mentioned it may be runoff from the adjacent property at 1407 N. 43rd. Conrad will check on the drain pipe on the adjacent property.

**Jerry Brown** reported that none of his gutters are clogged but maybe the water is not draining away and wondered if someone could look to see if it drains away from his property. Conrad will have City Wide come out and assess the drainage.

### **Old Business:**

Beth emailed the following August 29th for Board approval:

- #1. 4209 Buckingham Ct replace trim above garage door, caulk & paint \$325
  - #2. 1508 N 43rd repair leaks in 2 upper miters on gutters \$150
- (all approved by majority vote 5 votes for yes- August 30th)

### **New Business:**

- 1513 N. 42nd Terr. Beth reviewed the bid for work order. \$425 ((approved by Board, Kay 1st, Jackie 2nd)
- Judy Halferty's place - Conrad will look at trim around the garage.
- For the annual meeting in November: Kay reported that the letter needs to be finalized October 14th and we need everyone to walk around and deliver on the 19th of October as the residents need 30 day notice. We need 71 yes votes of 94 units to pass any changes in the Covenants and Bylaws (for rental limits). We also need the same number of votes for passage of voting in new Board members.

#### **Association Responsibilities:**

- **Maintenance:** Conrad has some projects he is currently working on. Also, see the work orders above that are in progress.
- **Clubhouse:** Lynn reported that the new umbrellas are already purchased and are stored in the Clubhouse basement until spring. She also reported that we need new bases for the umbrellas eventually, maybe in the spring.
- **Swimming pool:** Jessica reported that Mid American Pool , Landon Cole will provide a contract for the pool repairs.
- **Lawn/ Tree Care:** 4214 Country Lane-bush removal \$50, 4216 needs two tree limbs raised \$150, 1507/1507 Buckingham needs tree trimmed back \$150, 1501 Buckingham St. has dead tree & limbs and Ed says it needs to go. Jackie will send a bid to Beth and Beth will email out the bid for approval. All others reviewed and approved by the Board (Kay 1st/Jessica 2nd)
- **Snow Removal:** Nothing to report.
- **Memorial Flowers:** Nothing to report on flowers. Linda did report that the dumpster will be here October 5th 8-4pm and Robin reported she will send a neighborhood email out on this.
- **Neighborhood watch:** Kay reported that the lot across the street from the clubhouse sold and the developer plans to to get approval to have it rezoned for residential use. She reported there are plans to build 14 townhomes and there is a meeting at City Hall September 26th at 5:30pm with planning and zoning. She wanted as many to attend as possible.

**Meeting Adjourned:** 7:45pm. Next meeting is October 14th at 6pm.

Respectfully Submitted,  
Cindy Roberts  
Secretary