

COUNTRY SQUIRE HOMEOWNERS ASSOCIATION

Date July 8, 2024

Opening and Acknowledgement of Visitors: Jenni Colburn, Mitch West, Carol Parson, Cristian Matos. Topics brought up by homeowners:

Jenni-She is offering to volunteer to help with neighborhood inspections.

Carol- She is just here to observe.

Mich- He is here to observe and offered to help with a committee to update/amend Covenants and Bylaws.

Cristian- Cristian is here to provide an update on the ongoing water issues in his basement.

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

Minutes: Cindy reviewed the Board Meeting Minutes from June 2024. The Board approved the minutes with changes.(Mary Kay 1st/Beth Downing 2nd for approval)

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.(Cindy 1st/Jessica 2nd for approval)

Questions and Concerns of Owners: Jessica is requesting to replace the roof exhaust fan at her residence. The Board discussed and approved the replacement. She and her husband will replace it. (Kay 1st/Linda 2nd for approval).

Old Business:

- Committee for bylaws on agenda.(Robin's email -Gwen Deskins, she is willing to help out. Mitch West attended the meeting and offered to help on the committee to amend the Covenants or Bylaws.
- Jim Olson- patio area has been cleaned up and somewhat improved. Cindy had sent a letter to Kay and she had mailed the letter to Mr. Olson around June 30th for requesting it to be cleaned up.
- Ed Jenkins has confirmed the bid for all gutters and downspouts in the HOA to be cleaned is \$850/each.
- Cristian Matos basement water issues: Cristian and Conrad discussed strategies on addressing the ongoing water issues in his basement as a result of poor drainage around the back of his home. Conrad mentioned that the patio area does not allow for proper drainage as it slopes toward the home. He reports that the fence and patio need to be removed and the dirt work needs to be done to slope away from the house. Cristian reports he would like to remove and reuse the patio stones himself and would work with Conrad in planning this. Conrad reported he will get an estimate on the

dirtwork, removal of the fence and coordinate the work with Cristian. The fence will need to be replaced after the work and Kay provided the general reimbursement guidelines to the homeowner for partially reimbursing the fence. Conrad also brought up that the sloping and correction of the water issues will also need to be addressed with Cristians adjacent neighbor as it also involves that property and fence. Conrad will speak to the neighbor to advise them of the work that will be needed for that property as well so a plan can be established.

New Business:

- Gary Meyer- A phone call was placed to Gary at 7pm to discuss how the Board could address and update Covenants and Bylaws for limits on homeowners to have short term and long term rentals. Gary provided general guidance on getting started with this process (The committee member were confirmed as Kay Patterson, Gwen Deskins, Mich West, Beth Downing, Robin Shaon)
- Gary proposed a committee develop:
 - 1) Wish list for the changes requested. He recommended that the committee have the wish list done by the end of the month
 - 2) Gary suggested that the proposed changes be drafted and included in the ballot for the homeowners to vote. He mentioned Proxy voting is acceptable.
 - 3) Gary clarified that the changes will require 75% approval by homeowners to pass the vote.
 - The Board discussed and decided to have the Annual Meeting October 22nd (Tuesday) at 7pm.
 - Beverly Banks property-Beverly requested a hole in her siding be repaired due to Direct TV leaving a hole. The Board discussed that the Board is not responsible for repairs due to cable service issues. Conrad offered to look at the hole. If it is a simple caulk or small opening that could be caulked, he could take care of it. If it is something bigger, he will report this back to the Board.
 - Laura Ripper- Requested to have the tree trimmed in her backyard. A work order was already submitted.

Association Responsibilities:

- **Maintenance:**
 - Conrad mentioned he has 4 or 5 approved jobs he has not yet started but were already approved.
 - TK Lawn Care is currently doing the gutter cleaning. The board discussed and decided to have Jenkins do the gutter and downspout cleaning moving forward. The Board voted to stop TK Lawn for this service (Kay 1st/Robin 2nd vote of approval of this change)
- **Clubhouse:** Jessica/Lynn reported nothing new.

- **Swimming pool:**
 - Jessica requested to have a hand railing installed outside the pool entry gate near the step. Conrad will get a work order for this.
 - Kay brought up that she has a contact for power spraying around the pool area patio.
- **Lawn Care:** Jackie reported that Ed Jenkins will start trimming the shrubs Wednesday and Thursday.
- **Snow Removal:** Jackie reported nothing new.
- **Memorial Flowers:** Linda reported nothing new.
- **Neighborhood watch:** The Board reported nothing new.

Meeting Adjourned: 8pm. Next meeting is August 12th at 6pm.

Respectfully Submitted,
Cindy Roberts
Secretary