

**COUNTRY SQUIRE HOMES ASSOCIATION
ANNUAL MEETING
November 18, 2025**

The meeting begins at 7:00 PM –

Board of Directors: Robin Shaon, Cindy Roberts, Kay Patterson, Mary Kay Lyle, Jackie Frakes, Linda Embrey, Beth Downing, Jessica Johnston, Lynn Beggs

Guidelines for the meeting: General guidelines/rules are as follows:

1. When asking a question, please raise your hand and be recognized.
2. Please, only one person talking at a time so all can be heard.
3. There is a 2-minute time limit for presentation by a voting member.
4. Please, no side conversations so we can all hear.
5. Stay on the topic until it is finished.

Welcome to members and guests

Members who passed during the year:

- Larry Miljavak
- Gerald Hofflemyer
- James Gabbert
- Jerry Brown
- Laura Ripper

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

- Leona Wilson - 1307 N 43rd
- Malisa Callaway - 1508 N 42nd Terr
- Carri Wiley - 1513 N 42nd Terr
- Michael & Peggy Muehlback - 1515 N 42nd Terr
- Merle & Sherdine Nelson - 1518 N 42nd Terr
- Nellie Hardy - 1524 N 42nd Terr
- Jerry & Pairicia Doerr - 4206 Country Lane

WELCOME TO COUNTRY SQUIRE!

Quorum/proxies:

Minutes of 2024: Review of annual meeting minutes from 2024

Introduction of Board members and positions/duties:

Current Board Members and positions:

President: Robin Shaon (stepping down this year)
Vice President: Mary Kay Lyle
Secretary: Jessica Johnston (stepping down this year)
Treasurer: Kay Patterson
Pool: Jessica Johnston
Snow Removal/Lawns/Trees: Jackie Frakes (stepping down this year)
Clubhouse/Scheduling: Lynn Beggs
Memorials and Garage Sale: Linda Embry
Maintenance and Construction: Beth Downing

Treasurer's Report: for the 2024 - 2025 fiscal year - Kay

Budget for 2025 – 2026

Clubhouse:

Pool:

Snow Removal:

Lawn Maintenance:

Unit Maintenance: Blank work order request forms are available at the clubhouse mailbox by the bulletin board or can be downloaded from the website.

Return your electronic request to COUNTRYSQUIRE1314@GMAIL.COM or return paper forms to Beth Downings at 4213 Country Lane.

Your request will be reviewed at the next board meeting and given to Conrad Spaeth with Spaeth Construction, which maintains our units.

Concrete Driveways and Sidewalks: The HOA will pay for half of any approved work needed on driveways or sidewalks after the homeowner pays 50% upfront to the treasurer.

Gutter work: Many have been replaced, repaired, and maintained this year.

Tree Trimming/Removal: Many dead trees have been removed and trimmed, with more needing attention

Painting: Painting of units continues

New Business:

HOA Dues: These have been evaluated and will be increased to \$200/month.

Long—and short-term rentals: Concern has been expressed over the number of rentals in our neighborhood. We would like input on whether to limit the number of rentals to 10%.

This would require an amendment to our declarations limiting long-term and short-term rentals. Short-term rentals, such as Vrbo and Airbnb, are typically 1 - 30 days, while long-term rentals last more than 30 days. This should probably be removed since we voted on it last year, it did not pass, and no one has voiced concerns lately. What do you all think?

Proposed work for 2025/2026:

Windows, Garage doors, and Fence Color: The Stain for the privacy fence is Cabot Australian Timber Oak Oil color Honey Teak. All transitions should be complete by October 21, 2024. I know we changed this date, but don't remember what we decided.

Election of Officers:

Adjournment of meeting: _____ Next meeting November 17, 2026