

COUNTRY SQUIRE HOMEOWNERS ASSOCIATION
Date: July 14, 2025

Opening and Acknowledgement of Visitors:

Attendees:

Minutes:

Treasurer's Report:

Questions and Concerns of Owners:

Old Business:

6/11/25 - vial email - Kay sent an email to the board discussing water company findings.

The water company came by to inspect the area beside 1217 N 43rd. They could only look at the meter and determined there was no excessive usage on 1217 or 1219 N 43rd. They could not test the discarded water since algae are now growing in the water. Kay had reached out to them two weeks prior.

The ground has dried out, and the original plan of burying the drainage pipe underground so that it empties into either the sewer or the French drain behind the house can now proceed.

Robin responded that she agreed we can now proceed.

6/11/25 - vial email - Kay sent an email to the board about label requests

Kay received a phone call from Sharon Racow requesting mailing labels for all residents. Kay advised that this is not something the association would provide and that Mrs. Racow could use the directory provided to all residents.

6/18/25 - vial email - Kay sent an email to the board concerning the driveway and other cement projects.

We have received estimates for the driveways, not the steps. Beth sent Jason a request, reminding him that we needed the steps estimate also. Our half of the driveways would be \$15,000, with all the maintenance this year, Kay is unsure if we will have the money to cover the driveways. Kay proposed we cover the steps as we discussed with the Wilsons at the May board meeting. The driveway on Country Lane does need to be replaced. Jennifer Yeager has reported that the rebar is showing on their shared driveway. Kay proposed we could possibly postpone the driveways until the budget year 25-26. This may be impacted by the rising cost.

Bids Attached -

Work to be performed at 1508/1510 N. 43rd St To remove and replace the driveway and curb. Includes compacted gravel base, 2' OC rebar grid on chairs, cure and seal sprayed on surface, backfill, grass seed, and pouring back to street level. Also includes permits. \$19,025

Work to be performed at 4208 Country Ln. To remove and replace the driveway, curb, and sidewalk leading to the porch stoop. Includes compacted gravel base, 2' OC rebar grid on chairs, cure and seal sprayed on surface, backfill, grass seed, and pouring back to street level. \$ 10,965

Mary Kay, Robin, Jessica, Jackie, Lynn, and Mitch all responded via email that they agree the stairs should be fixed and the driveway projects postponed for now.

6/18/25 - vial email - Jessica sent an email to the board concerning the heater for the pool voted on at the previous meeting.

Jason and Jessica met with Mr. Bye and found out that the pool volume calculator was incorrect, and our pool is actually 11,500 gallons (we had it at 5,000 gallons). This means the heater purchased was not nearly big enough. Jason will send the heater we purchased back. We need to decide if we would like to buy a different heater or stop the process and give everyone their money back. Jason and Mr. Bye are both looking at different heaters. Jessica will reach back out to update the board on their findings.

6/21/25 - Jessica sent a follow-up email to let everyone know money had been returned to the individuals who had donated. A correctly sized heater would cost triple the amount previously discussed.

6/25/25 - vial email - Beth sent an email with 2 estimates for approval (Kay, Jessica, Jackie, Robin, Mary Kay, and Lynn voted yes)

1. 1317 N 43rd, Steven Watts, caulk back of house, replace corner trim on NE corner, replace corner trim & bottom of trim to Left of front door on 2nd story, caulk & trim paint, replace 18 ft 2nd story gutter above front door, and install downspout to ground. \$1,211
2. 4209 Country Ln, Jack & Ginny Coburn, clean out gutters and downspouts on front & E side of house, find end of drain in middle of front yard \$180

6/27/25 - vial email - Beth sent an email with 2 estimates for approval (Kay, Lynn, Robin, and Jackie voted yes)

1. 1309 N 43rd St, Kay Patterson, Scrape & paint board below front door \$45
2. 4213 Country Ln, Beth Downing, clean out gutters and downspout on back of house \$80

7/2/25 - vial email - Beth sent an email with 1 estimate for approval

Paint trim around front window, demo concrete stoop & pour new concrete stoop.. \$4325

also has an additional cost of \$1300 for a new handrail, which we are not providing per the recent board meeting.

The estimate was for 30 days and is expiring soon

Kay responded that she has been coordinating with Josh, so there will not be the additional cost for Conrad.

New Business:

Association Responsibilities:

- **Maintenance:**
- **Clubhouse:**
- **Swimming pool:**
4 Bolts were purchased to see if we can make the umbrella stands work without needing to purchase new ones. Jason was able to fix two. The other two stands' original bolts are stripped, and Lynn put in a work order for these. There is also a piece of the fence that needs to be repaired and a board on one bench that was added to this work order.
- **Lawn/Tree Care:**
- **Snow Removal:**
- **Memorial Flowers:**
- **Neighborhood watch:**

Meeting Adjourned: