COUNTY SQUIRE ASSOCIATION BOARD OF DIRECTORS MEETING

JULY 13, 2021

**Opening and Acknowledgement of Visitors;** Wes opened the meeting; acknowledged Judy Giddens. Other visitors Charlotte Sollars, Sharon Kinderks, Phyllis Graff, Edwin Stojevich.

**Attendees:** Wes Benitz, Mike Prussman, Kay Patterson, Ginny Coburn, Tom Rachow, Linda Embrey, Cindy Roberts, Charlie Guardado.

**Minutes:** Board reviewed meeting minutes and approved with no changes.

**Treasurer's Report**: Kay Patterson reviewed (See attachments)

**Questions and Concerns of Owners:** Judy Giddens- tree spraying, Edwina Stojevich-roofing continues concerns regarding roof paid replacement.

**Old Business:**

* Fencing in the neighborhood - lack of homeowners repair, staining, sealing or replacing. Wes discussed reviewing the concerns with Gary (attorney), Article VI, Section 3 with a ⅔ majority vote may hire someone to maintain (stain/seal)and/or repair the fence and charge the homeowner.This would be a last resort if we cannot get cooperation from the homeowner. Gary Meyers agreed the board has the right to take necessary action to maintain the fence. The board may recoup funds, send letters, establish deadlines, hire contractors to accomplish this.
* Ginny- Reviewed responses to patio concerns. 48 need power washing and a few need to be replaced. August 1st deadline established for most.
* Roof replacements: Mike reviewed and provided spreadsheets of finished and in process jobs. Working with homeowners and insurance companies ongoing. Owners who have refused or have been inactive with acknowledging their damaged roofs were discussed.
* Damages at Wilson’s 1303 by Miljavac tree at 1305 discussed- delay/discussion to August.

**New Business:**

* Nila Schneiders letter. Reviewed/discussed by board members.
* Judy Hinderks- Feral cats in the neighborhood. Association not responsible for cats.
* Ginny Coburn announced she will be coming off of the board.

**Association Responsibilities:**

* Maintenance: Mike Prussman reported updates around the association.
* 1609 Buckingham St.-Johnson/Hall rear patio repair- Mike and Wes to look at options, Discussion of stone to possibly raise up the area was explored.
* 4213 Buckingham Ct.- Kolega -drainage west side at 4211 Olson’s causing water in basement. Re-evaluation of gutter drain possibly causing water to run off into the basement.
* Painting N. 43rd Awaiting Lawrence Insurance requirements (workmans comp) It was decided to regroup with the painter in the fall and suspend painting for now.
* Tree trimming- Armondo’s to start tree trimming.
* Mike discussed possibly re-evaluating concrete needs and possibly moving forward with that. Board agrees to this direction.
* Mike was given approval to move forward with small jobs up to the amount of $2000 without first meeting with the board. Approval by the board unanimous by acclamation.
* Clubhouse: Ginny discussed that those who have rented the clubhouse have been very good about keeping it clean and paying the deposit/fees.
* Swimming Pool: No new news
* Patio Fencing: Ginny mentioned several fences need repair or staining. Board needs to consider paint/stain color for fences.
* Lawn Care: No new news.
* Snow Removal: No new news.
* Memorial Flowers: Michael Bohart passed away.
* Neighborhood watch: 1520 N 42nd Terr. Car remains in the driveway and the owner is not responding to calls.
* Ginny reviewed individual concerns about AC units in windows not being painted according to association requirement.Wes will discuss with Carrie Carson of 1319 N 43rd St.
* Ginny said the window washer said the air seal is broken and may be able to be repaired in the clubhouse. Brandts Fuel Savers says it may be able to be repaired.
* Next meeting: August 10th 6pm.
* EXECUTIVE SESSION:
* August 10th the Board needs to elect a President. Discussion of possible candidates took place and responsibilities this role brings. Bylaws reviewed in regards to this.
* Ginny will be leaving the board in the coming months.

**Meeting Adjourned;** 7:15pm.