COUNTRY SQUIRE ASSOCIATION BOARD OF DIRECTORS MEETING

AUGUST 14, 2018

The August meeting of the Country Squire Homeowner’s Association Board met in the clubhouse on August 14, 2018 at 6:00 p.m. Those present were: Wes Benitz, Mike Prussman, Jackie Frakes, Linda Embrey, Kay Patterson, Ginny Coburn, and Sandy Hamlin. Wes welcomed the visitors.

**MINUTES:** Kay made a motion to approve the minutes with minor corrections. Jackie seconded the motion which then passed.

**TREASURER’S REPORT:** Tom sent an e-mail showing the balances as of August 15, 2018. Those were: Checking $26,230.78 and Special Account $68,980.69. The August Treasurer’s report will be voted on for approval at the September meeting.

Wes asked for opinions on what to do if members have outstanding, unpaid bills. He suggested the key fob and use of the clubhouse be revoked. All agreed.

**Questions and Concerns of Owners present:**

**Tom and Jan Reed,** 1401 N. 43rd Street, asked about awnings attached to roofs. Wes said plans need to be turned in for the architectural committee to study. They thanked the Board for taking out their tree and for seeding. Jan mentioned that there are people hanging around the area and also the workers need to have an ID badge. She stated that perhaps we need a no loitering sign in the neighborhood. Also, she suggested that we have emergency numbers available when owners are out of town. Wes commented that we have tried but no one would give out the information.

**Phyllis Graff,** 101 N. 43rd Street, she thanked the Board for fixing the bad leak and stated that there was no water in her basement.

**OLD BUSINESS**

Annual meeting – The Annual meeting is set for October 9, 2018. Wes will make sure this date is in the September newsletter and encourage owners to attend. We need a quorum of 48 present or proxies to conduct business. We need to make sure we have a list of what has been accomplished this past year such as roofs, siding, shrubs, concrete, gutters, trim, trees, painting, landscaping, pool cover, drainage, and repairs to the clubhouse.

Patio Inspections – At this time there have been no second inspections because of the rain. There are only a couple of inside patio areas that need cleaning. Wes made the motion to give owners 10 days to comply with the second inspection letter and then we will ask Ed Jenkins to

August 14, 2018, Page 2

clean-up the patio, give us a bill, and the owner will be charged. Ginny seconded the motion which passed.

**NEW BUSINESS**

Renewal of insurance on property and Board liability – Our coverage is the same plus we increased the coverage on the clubhouse. Tom paid the invoice which increased $80.

**September Newsletter** – Wes is getting ready to send out the September Newsletter before September 9 if possible. Some of the information to be included will be driveways, siding and roofs completed possible formation of a Neighborhood Watch group, patio inspections, increase of monthly maintenance fees, and the new HB 1887 law to allow political signs in the yards. He also pointed out that the signs have to be picked up or there will be no mowing done because of the added cost. The lawn mowing service will go around the sign and not weed eat; therefore, the owner will need to weed eat themselves. He asked the Board to let him know if there are other issues to be included. Fence lighting was discussed but there are no restrictions at present. Guidelines may have to be developed in the future.

**Association Responsibilities**

**Maintenance**

Driveways/sidewalks – Mike is getting bids for partial replacement of some driveways. He has a bid from Hoggatt Concrete.

Drainage complete on North 43rd Street. Mike noted that there was no water on the street so the drainage from Giddens to the commons was repaired.

1601 North 43rd Street – Alert One sprayed for Carpenter Ants and Termite control for $1,050. He also noted that the chimney is disintegrating.

We will be starting on the north end of Buckingham Street with 1607 Buckingham painted and replace the trim.

**Club house** – Wes gave out nine new keys and new locks were added for the club house at a cost of $270. Ginny received two keys.

Bids on cameras and key fobs – Because of liability and possible vandalism, Tom and Mike have been checking bids for the club house. Xtreme Electronics bid $4,291.92 and Superior Sound and Security; LLC bid $2,299.45 for cameras. Mike made a motion and Kay seconded to accept Superior Sound and Security’s bid, upgrade the camera to 2 terabytes, and add internet. Motion passed.

Ginny has had complaints about the air conditioning not cooling. She will have it checked. Ginny made the motion and Kay seconded to look into the cost of two fans and

August 14, 2018, Page 3

lights in the game room and a ceiling fan and new light in the main room. Motion passed. Wes will check on the cost.

**Lawn Care** – We received a thank you note from Nila Schneider for Ed Jenkins work to

remove shrubs and grind the stumps out.

Dumpsters – Kay reported a dumpster will be at the clubhouse on Saturday, October 6, for fall debris and trash.

**Memorial Flowers** – Linda reported she sent $40 to Host Lions Club in Bob Ward’s name on his passing.

**No Reports from swimming pool, snow removal, or neighborhood watch.**

Our next meeting will be September 11, 2018 at 6:00 p.m.

Respectfully submitted,

Sandy Hamlin, Board Secretary