**Country Squire Association Board of Directors Meeting**

**June 9, 2020 @ 6:00 pm**

**Members Present:** Wes Benitz, Mike Prussman, Kay Patterson, Ginny Coburn, Tom Rachow, Jackie Frakes, Linda Embrey, Charlie Guardado

**Minutes :** The December 17th, 2019; March 3, 2020 and Special Board Meeting minutes were reviewed and approved.

**Treasurer’s Report :** Kay Patterson reviewed the statement and reported the balances in the regular account is $56,669.21 and the balance in the Special Assessment is $53,109.93.

**Concerns of Homeowners:** Vern and Darlene Middleton roof was rated as a #3 a few years ago when the recent storms rolled up the flat roof membrane and hurried the roof replacement. In the past the insurance money collected for the roof replacement was given to the Association. However, the Middleton’s pointed out that their roof was due for replacement and giving all the money to the association was unfair as other homeowners have paid their HOA fees for several years while others have received a new roof without any out of pocket cost. Mike and the Middleton’s are checking with the insurance adjuster to see how they rated the roof.

Proposal policy of recoupment of funds from insurance companies to the association: Country Quire Homeowners Association will recoup funds from insurance companies for roof replacement due to storms, winds, or other acts of nature and any damages caused to the roof. The rate of recoupment used will be the remaining life of the existing roof without damage. Example: A damaged roof has 50% life remaining in the roof. Due to damage the roof has to be replaced at a cost of $10,000. The Association will collect $5000 from the insurance company and the remaining money given to the homeowner (if there is a mortgage on the property, it will be between the homeowner and the mortgage company what is done with the money.)

The motion to accept this was made by Mike Prussman and seconded by Tom Rachow, approval was unanimous.

Dortha West left a letter outlining her request for a new driveway, this is her second request to the board. Mike will have Mudjack look at her driveway to see if it can be repaired or needs to be replaced.

**OLD BUSINESS**

**Lien removed on 4211 Buckingham Ct. -** Wes reported that David Huff, Jim Olson’s former father in law paid the special assessment and some of the fees. We did not collect all the fees or interest.

**Clubhouse Park – old tennis courts** – There is still one low spot that needs taken care of, otherwise it looks great. We have received several compliments from the homeowners.

**Summer Social –** Cancelled due to Covid 19

**NEW BUSINESS**

**Cameras for westside of clubhouse –** Tom to check with Superior Sound about adding 2 cameras on the west side of the building at a cost of $1172.97. This will help protect the new grassy area from anyone possibly driving through the grass.

**Patio Inspections - Ginny & Kay** There were 56 violations this year as opposed to 32 last year.

**Concerns** – Satellite dishes, they can be attached to the side of the house, any damage will be paid for by the homeowner. They cannot be attached to the roof or any repairs will not be covered by the association.

The north side of 1607 N 43rd looks terrible, if the homeowner will remove all the pavers the association will work on the drainage issue and plant grass.

Ed Jenkins to trim the bushes as there are several rubbing against the house sidings.

There are several large bushes that need to be removed as they are overgrown.

Lampposts are the responsibility of the homeowner to keep in good repair.

There are several trees on roofs that need to be trimmed.

Paul Allen ‘s fence continues to be a disaster, we will give her a deadline of September 1st to make the repair if not done the board will step in.

**Association Responsibilities**

**MAINTENANCE**

Roberts Roofing evaluation – only two 4’s in need of replacement 1507/1509 & 1511/1513

Ripper/Younger roof – Wes is checking with State Farm to see what their inspector advises. His appraisal will determine how much money the association will receive to replace the roof. This is not urgent as the roof is not leaking.

The landscaping of the park area west of the swimming pool was done by M & M Lawn care, they brought in 2 loads of dirt, leveled and seeded the area for $1360.

Mudjack - Mike used them to test their work, they jacked up several stoops and one driveways for $7000. A new driveway costs approximately $6000, Mudjack’s cost was only $1500.

Mike, Wes and Charlie will inspect the 7 driveways that need work to see if Mudjack is a viable option. If a homeowner refuses they will be responsible for the cost of replacing the driveway minus the cost of mud jacking.

Repairs – Rotten wood 1507 – 1607 N 43rd Street, the repairs will cost $1020 per Phillip Perry.

18 trees are in need of trimming for a cost of $2860 per Armando

Guttering projects – Roberts Roofing cost will be $3653

To be done -1513 – 1515 N 43rd, 1506 – 1508 N 42nd Terr, 4211 – 4213 Country Lane

Already done – 1514/1516 N 42nd gutter repair; 1511/1513 gutter repair and French drain.

Replacing the railroad ties around the Clubhouse lot and replacing them with blocks – TK Lawn’s cost will be $4715

Dirt work – behind 1519/1601 N 43rd the bern has washed out cost will be $159.11

1405 N 43rd cavity on side of wall needs a lot of dirt cost will be $569.63

1507 Buckingham has a leak in the soffit.

**CLUBHOUSE**

Replacing the lights in the clubhouse as the restrooms are really dark, Tom to check on this.

The water fountain does not work, should it be removed.

Pool users should towel off before coming into the clubhouse to use the restroom.

There is a 3 day wait after the clubhouse has been used before it will be inspected, if the clubhouse is clean the deposit will be returned, if it is not clean Ginny will deduct her time cleaning from the deposit.

Ginny had the windows professionally cleaned for $195.

**SWIMMING POOL**

One umbrella was destroyed by wind, there was one extra on hand, it broke so Tom took it back to Westlake, they replace it.

There continues to be tiles falling off the pool, Tom has replaced them but they are not exactly the same tile but are the same color. The pool will need new tile eventually.

**LAWN CARE**

We are replacing the timbers in the landscape in the clubhouse area with blocks.

Wes is contacting our attorney Gary Myers regarding the tree at 1305 N 43rd absolving the association of any responsibility, if the tree fell. It will be the homeowners responsibility as he refused to have the tree taken down.

Jenkins will be trimming the shrubs as many were found touching the houses during the patio inspections.

**MEMORIAL FLOWERS** – NONE

**NEIGHBORHOOD WATCH** – It was reported that someone tried to get into a truck at the end of 43rd, one person was caught and another got away.