COUNTRY SQUIRE ASSOCIATION BOARD OF DIRECTORS MEETING

May 14, 2019

Wes opened the meeting by acknowledging our visitors.

Those present were Wes, Ginny, Kay, Mike, Linda, and Sandy.

**MINUTES:**

The minutes were approved as read since there were no additions or corrections.

**TREASURERS REPORT:**

Kay reported we have $43,731.98 in our regular checking account and $35,980.32 in our special account. She asked if she should continue to put $2,000 per month in our savings account. Wes suggested we continue with that amount. He also asked that we stay after to have a budget meeting.

**QUESTIONS AND CONCERNS OF OWNERS:**

**Jan and Tom Reed – 1401 N. 43rd St.** – they reported a U-Haul broke a drainage pipe when previous owner moved. Mike will check it out. Jan asked if there was a decision for all to paint or stain fences. Wes responded that no decision was made. She also reported that the berm was not cut. Mike said it has just been too wet and didn’t want ruts in the grass. Since we have so many new owners, Jan asked if we were continuing to send letters to them. Wes assured her that a letter with the covenants and by-laws were always sent.

**Phyllis Graff – 1601 N. 43rd St. –** Phyllis asked what the association insures. Wes replied that all we insure is the clubhouse and property around it.

**Charlie and Donna Guardado – 1315 N. 43rd St.** - are new owners and asked some general questions but were mostly observing.

**Mary Keck – 1515 N. 43rd St. –** asked to be included on the owner information list when it is updated and e-mailed to Board members since she has to send out the welcome letter to new owners.

May 14, 2019, Page 2

**OLD BUSINESS**

Covenants and by-laws – Wes said we may not want to tackle revamping these at this time. We need to check with our attorney to determine costs. This could cost several thousand dollars. A survey needs to be sent out to get opinions first.

**NEW BUSINESS**

Fees and Assessments – a letter was sent to Jean Ward on March 11 regarding past due bills. Apparently this was a reverse mortgage and the bank owns it. We need to determine contact information.

Request withdrawn – Sharaon Henderks withdrew a request for a flower garden.

Garage Sale – on track for May 24 and 25.

Dumpster – will be available Saturday, June 1, from 7a.m. to 4 p.m.

Patio Inspections – Ginny and Kay presented the inspection report. Ginny will send a letter to the owners with patios which need immediate attention. If nothing is done, a second notice will be sent and we will pay for cleanup. We will then be forced to put a lean on the property.

Newsletter publication – Wes proposed to e-mail letters in March and post to our bulletin board. Two-thirds of our owners have e-mail listed with us. In September we will mail letters to everyone. We are trying to keep the cost down.

Towed vehicle – We had a car on our private lot by the Clubhouse. First the police checked and then 24-hours later it was towed. Superior Towing did this at no cost to us.

Website – Board members were excited and complimented Wes on the recent pictures. Wes is going to ask Tom to use his drone to shoot a short video of our area. More will be placed on the website such as rules and regulations in the future. Sandy will send a thank you letter to John Giddens for his previous help with the old website.

May 14, 2019, Page 3

Summer Social – we will offer a community social on June 5 from 6-8 p.m. for our owners. Hot dogs, chips, and drinks will be available free of charge.

**Association Responsibilities**

Maintenance –

Bushes – The association will pay Larry Miljavac $100 toward new bushes but he must pay the balance

White garage door at 1303 N 43rd St. – we furnish the paint but owner pays to have it painted.

Ward house – water in basement – We will call the city about the possibility of mold since it has been vacant so long.

Clubhouse- The air conditioning unit is large enough for the clubhouse but to keep costs down, the light in the main room will be removed and a ceiling fan will be put in. Mike recommended some landscaping be completed (trim bushes - $75 and add black mulch - $150 bags and labor). Also this will be done around the clubhouse and pool at a cost of $394 to be done by Deanne and Kevin McClurg.

The motion and vote were unanimously passed.

Swimming pool – Open Memorial weekend.

Nothing to report for Snow removal, Memorial flowers, and Neighborhood watch.

The next meeting will be June 11, 2019 at 6:00 p.m.

The meeting was adjourned to the Budget session.

Respectfully submitted,

Sandy Hamlin,

Board Secretary