COUNTRY SQUIRE HOMEOWNERS ASSOCIATION

ANNUAL MEETING

OCTOBER 8, 2019

The 2019 Country Squire Homeowners Association annual meeting was called to order by board President Wes Benitz at 7:00 p.m. Wes welcomed members and guests.

He acknowledged members who passed during the year: Lucy Walker, Joyce Morris, and Shirley Derks.

New residents were recognized:

Rick Gilmore – 1217 N. 43rd St.

Rhonda George – 1307 N. 43rd St.

Charles and Donna Guardado – 1315 N. 43rd St.

Daniel LeMaster – 1317 N. 43rd St.

Kerry Carson – 1319 N. 43rd St.

Jennifer Yeager – 1508 N. 43rd St.

Kristen, Stephen and Michelle Ritter – 1603 N. 43rd St.

Jerry Schwichtenburg – 1608 N. 43rd St.

Gary Swope – 4207 Buckingham Ct.

Jerry Brown – 1507 Buckingham St.

Jason and Jill Devoe – 1511 Buckingham St.

Barry Hall and Ron Johnson – 1609 Buckingham St.

Jeffery and Julie Boyer – 4206 Country Lane

Mandy Forret – 4218 Country Lane

Wes called for the Secretary’s count of homeowners present or by proxy. Secretary, Sandy Hamlin, reported 38 units present with 16 proxies for a total of 54; therefore, official votes can be taken.

Wes asked for a motion to accept the minutes of the 2018 annual meeting. Betsy Bartlett made the motion and Kay Tootle seconded. Motion carried.

The Board was introduced with their positions:

Wes Benitz – President (assists with maintenance and construction, neighborhood watch)

Mike Prussman – Vice President (maintenance, construction, and lawn service)

Sandy Hamlin – Secretary

Kay Patterson – Treasurer, Lawn Service

Tom Rachow – Pool and Security

Jackie Frakes – snow removal

Ginny Coburn – Clubhouse

Linda Embrey – Memorials and Garage Sale

Charles Guardado – Maintenance and construction

Loretta Prussman – honorary member helping with budget

**Treasurer’s Report** – Kay reported she was pleased with the collections. She reported that the Board looked at the 2019-2020 budget and decided not to raise dues. The two Certificates of Deposits will be

used to balance the budget rather than increase dues. They come due in December and the extra funds

will go into the special assessment fund.

October 8, 2019, Page 2

Kay asked everyone to look at the budget handout. Our budget is $228,750 for 2019-2020. We have a $165,000 loan on the clubhouse and continue to contribute $2,000 a month to savings for future repairs. Last winter we got hit hard by snow removal and soffit repairs of $30,000 not in the budget. Wes added that we have roofs, sidewalks, driveways, and painting to complete next year. We normally conduct gutter clean-outs twice a year but had to do it three times this year. The tennis court removal is in the budget.

Wes asked for a motion to accept the 2019-2020 budget as presented. Vern Middleton made the motion and Donna Guardado seconded. The proposed budget passed.

**Clubhouse** – Ginny stated everything was going well. Wes pointed out that the windows in the front need to be replaced and vinyl lament would be easier to clean than the present carpeting. Debbie Benitz added that Ginny washed the windows.

**Poo**l - Tom reported that the pool is usually open from Memorial Day to Labor Day. However, he kept it open a couple weeks more. He was happy to say there were no algae this year. Tom reported the pool will need some work in the near future and chairs need to be painted.

**Snow Removal** – Jackie reported it was a tough winter. We had lots of snow and ice. We continue to be under contract with Ed this year. Wes asked everyone to use calcium chloride and not salt on concrete.

**Maintenance** – Mike stated that we are under contract with Ed for lawn mowing, as well as, snow removal. M & M will seed the lawns again. TK Lawn will clean the gutters in the spring and autumn. He and Charlie have been checking the trees for trimming. It costs about $4,300 to remove one tree but a hollow tree is dangerous because it affects neighbors. Mike also shared that the Ash trees have a disease and we will start losing them. As far as other maintenance, he reported it is difficult to get contractors to call him back because they have been busy and don’t want small jobs. In April he hoped to finish painting and replace some rotten wood from 1507 N. 43rd St. up to 1607 N. 43rd St.

**Old Business** – Wes reported on the removal of the tennis courts. Also there are now 72 of the 94 units on e-mail. He also asked the group to review the website countrysquirehomesstjoseph.com.

**New Business** – Wes repeated that fees will not be raised this year. Also, there is Wi-Fi in the clubhouse and we are trying to set it up so a guest can use it.

**Ballot Action** – Wes noted that Sandy Hamlin is not running for reelection and is not on the ballot. After ballots were counted, Jackie Frakes and Charles Guardado were confirmed to continue on the Board. Wes asked for nominations for Sandy’s Board position. Cindy Roberts nominated herself with a second from Clay Tullis. Even though she is not a resident, she and her son, Baron, own two rental units on Buckingham Street. The vote was taken and Cindy Robert’s nomination to the Board passed.

In closing, Wes announced that Phyllis Graff has volunteered to coordinate the neighborhood watch program. Having no other business, the meeting was adjourned. The next annual meeting will be held in October 2020.

Respectfully submitted,

Sandy Hamlin, Secretary