COUNTRY SQUIRE ASSOCIATION BOARD OF DIRECTORS MEETING

July 16, 2019

The July meeting of the Country Squire Homeowners Association Board met at 6:00 p.m. Those present were: Wes Benitz, Mike Prussman, Tom Rachow, Jackie Frakes, Linda Embrey, Kay Patterson, Ginny Coburn, Sandy Hamlin and Charlie Guardado. Wes welcomed our guests.

**MINUTES:** The minutes were approved as written and accepted for filing.

**Treasurers Report:** Kay reported the regular checking account balance to be $41,877.88 and the special account balance to be $37,303.14. She reported that two people were behind in dues at this time. Kay pointed out that the electricity was $30 higher than last year.

Wes mentioned that he was asked about insurance on the individual units. The Association does not provide insurance on units. Owners must carry their own coverage.

**Questions and concerns of homeowners:**

**Michael Smith – 4205 Buckingham Ct.** – observing.

**Jan and Tom Reed – 1401 N. 43rd Street** – They have found moles in a trap. Also, mentioned that new owners with dogs need to be reminded to pick up poop.

**Dean Kratochvil and Mary Kay** Lyle – 1512 N. 42nd Terrace – observing.

**Mike and Jill DeVoe – 1511 Buckingham St.** – requested bushes be taken out on the north side because of blockage of a downspout; they want to put decorative rock by the front door; the patio is dropping and want to know who is responsible for repair. Mike Prussman said to e-mail him with this list but stated that anything inside the fence is their responsibility.

**Old Business**

Ginny has sent out letters about fence upkeep to owners and has seen positive changes.

1217 N. 43rd St. has been sold.

**New Business**

A four-digit code for the clubhouse has been given to Charlie Guardado, our newest member.

The newsletter and annual meeting pages, our once-a-year mailing, will go out in September plus directories. Wes would like for the directory to be available at the annual meeting.

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We received a complaint of the unsightliness of the tennis courts. Discussion needs to take place as to what should be done. Hopefully the stages of repair or replacement can take place next year.

Property – 1307 N. 43rd (Knowles) sold in one day and 1403 N. 43rd (Vecchi) is for sale

1601 Buckingham St. (Roberts) for lease

Wes pointed out that it is difficult to get a fair comparison on unit prices because many do not use a realtor.

Christmas Cookies and Coffee will be available again this year on December 8, 2-4 p.m. compliments of the Association.

**Association Responsibilities**

**Maintenance**

Pat Nurski’s request for help with a dead animal under the stoop will be taken care of and rock will be placed underneath for blockage.

Judy Halferty’s letter was addressed.

The Association received a letter from Gary and Donna Wilson, 1403 N. 43rd St., concerning various landscaping issues. We will trim and replace shrubs, fix the exposed sump pump off the patio area causing mowing problems, but the decorative rock is at the owner’s expense.

In the September newsletter, Wes will address the trees/shrubs on the sides and back of properties, and the painting and repair problems caused by the homeowner.

Gutter repairs – 6 gutter repairs – on North 43rd street – 1501, 1509, 1315, 1403, 1603-1604.

4216 Country Lane – seal corner of gutters; 1515 N. 43rd add extension on downspout and seal.

Soffit upgrades on July 26, 27, and 29th.

Concrete issues – Sam has agreed to redo some of his jobs. 4205B Buckingham Ct will pay for 1/3 of concrete driveway.

Dirt bids around foundations – TK Lawn will seed and place straw for $1,002.19 at 1413 N 43rd St. and put in a French drain for $1365 at 4201B Buckingham Ct.

**Clubhouse** – Because of the higher electric bill, if changed the thermostat will reset in 1 hr. 15 minutes to 74 degrees.

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**Swimming Pool** – For the time spent each year, Tom will receive a fee to take care of the pool and sump pump for $599 and his wife will help with the sump pump cleaning for $599.

**Lawn Care** – Mowing has been cancelled for the week of July 15. Shrubs have been trimmed.

John Wehr has been hired to take care of the mole problem. The electrical grid has been taken care of by KCP&L.

**Snow Removal** – none

**Memorial flowers** – none

**Neighborhood watch** – none

Because of members out of town in August, the next meeting will be held on August 20, 2019 at 6:00 p.m. at the clubhouse. The meeting was adjourned.

Respectfully submitted,

Sandy Hamlin, Board Secretary