

COUNTRY SQUIRES ASSOCIATION BOARD OF DIRECTORS MEETING

December 15, 2020

Opening and acknowledgement of visitors; 6:00pm start time.

Board Members: Wes Benitz, Ginny Coburn, Mike Prussman, Jacki Frakes, Tom Rachow

Guests: Marti and Peter Burri- HOA dues questions referred to Kay Patterson, going up to \$172 as of Jan 1, 2021.

Treasurer Report: Kays budget was reviewed by Wes. No questions on treasurer's report.

Review of Annual Meeting Minutes: Not to be approved until next year, though may review. Can Cindy Roberts corrections.

Old Business:

- Roof Issues with no insurance or insurance company refusal to pay proposal. Going to discuss and vote. Attorney (Gary Myers) recommended #4 as per covenants and bylaws. The proposal for number #4 (below) was unanimously approved by board.

#4: Replace damaged roofs with Association funds and charge the resident and pursue reimbursement: Reimbursement could be a lien or file a lawsuit. This currently involves four homeowners who have issues with their insurance company and one new owner after the damage occurred. These four and 20 plus others who have paid their part.

- Paula Allens reimbursement: Situation reviewed. Members are paid up.
- Roof Spreadsheet reviewed by Mike Prussman

New Business:

- Louis Killackey property; His insurance would not pay for the roof, no pictures were available. Wes spoke with Pam Brock regarding a deductible of \$2000. \$2000 was sent from Louis to the association. New issue per Pam Brock- water damage throughout the property when she was checking the house. Property has since been sold. New owner (Stroud Realty) plans to gut and remodel.
- Request to remodel unit; Approved for non weight bearing beam and roof vents in order to secure roof warranty.
- Mike proposed -Any roof work without approval of board may null or void lifetime warranty of roof. Unanimously approved.

Association Responsibilities

Maintenance:

- New members questions about asphalt repair in front of their home - referred to the city. Unwanted stray cats at their home- recommended to check with animal shelters if they don't belong to anyone.
- Landscaping; HOA does not do anything with rock landscaping installation or removal reviewed.
- Bids for next spring work was reviewed; Geary property (2 bids), Bohard siding (2 bids), Linda Embrey (2 bids) - Recommendation motion approved.
- Fence staining; Recommended we start with bids now and use oil based stain at Lowes. Mike knows contact and product. Ginny will begin looking at this.
- Ginny said 2 fences on Country Lane are falling in. Ginny will send a letter.

Clubhouse

- Fence as discussed above, Garbage disposal replaced

Swimming Pool

- Tom discussed sump pumps in the basement of the clubhouse, pumps were hot, one not pumping. Hose flushed- one pump was working and the other was not. Yearly maintenance was done- a check valve was not opening and was cleaned out. Now working properly.

Lawn Care

- Seeding has already been completed for spring. Lawn care and fertilizing already approved and set up for 2021.

Snow Removal

- no new news

Memorial Flowers

- no memorial that we know of.

Neighborhood Watch

- no new news

Other: Next meeting possibly March- will be announced. Wes will send an email. Dues for increase of HOA will be sent out by Wes.

Adjournment

7:13pm