**COUNTRY SQUIRE ASSOCIATION BOARD OF DIRECTORS MEETING**

**August 20, 2019**

The August 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, Charlie Guardado, and Sandy Hamlin. Wes welcomed our guests.

**MINUTES:** The minutes were approved as written with a small change.

**TREASURERS REPORT:** Kay reported the regular checking account balance as $40,160.86 and the special account balance as $31,974.61. She and Wes agreed a budget meeting needed to take place before the annual meeting in October. The committee agreed to stay after the September regular meeting to conduct the budget meeting.

**Questions and concerns of homeowners:**

 Phyllis Graff – 1601 N. 43rd St. – Observing

Donna Guardado – 1315 N. 43rd St. – needs to paint their sliding glass door and asked where to get the paint. Mike told her Sherwin Williams knows what she needs.

**Old Business**

Patio Inspections – Ginny said she was pleased with the repairs and upkeep being completed. She plans a second check of fences and patios around the first of August. The Olson’s gate still needs to be repaired. Wes will send a letter and we will trim outside the fence.

Properties with bushes and plants against buildings – Several along Country Lane need attention. Tom will send an e-mail to the Craig’s. Mandy Forret took out a bush which we will replace at $100. Beth Downing has flowers against her house.

KCP&L has been putting down sod where they dug up the grass to repair lines.

**New Business**

Drone- Tom will put a new video on our website and include the pool regulations.

September Newsletter will contain ballots and proxies as well as information. We now have 69 residents on the e-mail list.

Annual Meeting – the annual meeting will be held on October 8 at 7:00 p.m. Items to be handed out include: new directory, 2018 annual meeting minutes for approval, ballots and proxies. Items to be discussed include: work being completed such as soffit/overhang replacement, guttering repair or

replacement, dirt work around foundations, concrete replacement, tree trimming, tree removal and

replacement. Also, we need to point out no painting or roof replacements will be done this next year.

Sandy Hamlin announced she would not be on the ballot for the next term.

**Association Responsibilities**

**Maintenance -** Tom offered to get a flag replacement. Also, we have sump pump issues and Tom will call Dry Basement for repairs.

Soffit repair completed at 4208 Douglas Street.

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Concrete Repairs for previously cracked sidewalks and driveways will be after September 1.

Gutter installation – August 29 – 1401/1403 N. 43rd St.; August 26-28 – 4209/ 4211 Buckingham Ct.

Dirt – 4201 Buckingham Ct. – French drain, dirt backside of house; 1315 N. 43rd St – dirt fill on south side of foundation; 1515 N. 43rd St. – fill dirt in front of house

Chimney repair- 1506/1508 42nd Terrace-Cap, seal gutters, flashing on chimney, French drain;

1508 N. 43rd St. –looked around chimney and Cofelt fixed at no charge.

Clubhouse – Tom purchased a new humidifier. Wes stated that he will adjust the temperature from his phone.

Swimming Pool Closure – Labor Day is the tentative date for closure unless it becomes extremely warm.

Lawn Care/Snow removal – Ten moles have been caught so far. Ed’s lawn mowing service was cancelled one time last month. Wes asked Ed to bid for next year on lawn and snow removal.

Memorial Flowers – none

Neighborhood watch – nothing

The next Board meeting will be held on September 10 at 6:00 p.m. with a budget meeting to follow.

The meeting was adjourned.

Respectfully submitted,

Sandy Hamlin

Secretary

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