

Item 1. Call to Order/Roll Call

Item 2. Immediate Action Items

- A. Board approval of minutes from previous meeting
- B. Financial Statements
 - 1. Present latest Aria financial report
- C. Committees
 - 1. Social Events – Rebecca/Donna
 - 2. Landscaping/Architectural – Donna
 - a) Meet with TerraScapes, Cox, & Ideal Homes to resolve invoices of \$947.05
 - b) Remove ivy and trim bushes/trees overhanging/contacting fence on SW 134th St
 - c) Fences – improvements that conform to and harmonize with surroundings
 - 3. Welcoming

Item 3. Other Business

- A. Renewal of Property Insurance & addition of Liability & D&O Insurance, all with Shelter
 - 1. Shelter Insurance Co. property insurance renewed at \$1,856/yr.
 - a) Discuss dropping coverage of split rail fence between Common Area B and homes on Wagon Boss Rd, and turn maintenance of same over to homeowners
 - b) Discuss reducing Policy Deductible from \$10,000 to \$5,000 or \$2,500
 - c) New rate would be: \$ /yr
 - 2. Current working estimate, Directors and Officer's Insurance, \$1,672/yr plus markups
 - 3. Current working estimate for Liability Insurance is \$2,135/yr plus markups.
- B. Tree cutting at dam in Common Area B
 - 1. Ideal Homes contractor returned to fulfill previous commitment to cut trees on dam
 - 2. Contractor demonstrated that pond access is possible from 14209 Wagon Boss Rd
 - 3. Access requires modifications to split rail fence at 14209 Wagon Boss Rd

Country Place HOA Board of Directors Meeting Agenda
Date: August 7, 2017 Time: 7:00 pm
Location: Pioneer Library, 2201 SW 134th St., OKC OK 73170

C. Modifications to Lawn Maintenance at Common Area B

1. Consider reducing area of finish cutting and increase area of brushhogging
2. Include SW corner of Common Area B in brushhogging requirement
3. SW corner may require hand tools only if vehicle/equipment access is not possible
4. SW corner size & low visibility makes it suitable for a brush pile vs hauling cuttings

D. Common Areas A and B warranty deed

1. Discussed warranty deed with Mr Winton of Winton Law
 - a) Mr Winton would not represent Country Place since Ideal homes is his client
 - b) Mr Winton recommended we discuss issues with Rob Green

E. Recommend to prepare for 2018 Budget

1. Consider current reserves
2. Consider new budget line items for this year: bookkeeper, insurance, pond maintenance, etc.
3. Preliminary Budget by October 2nd Board Meeting
4. Final Budget by December 4th Board Meeting

Item 4. Adjournment to Executive Session if necessary