

**Country Place Home Owners Association (HOA)  
Board Meeting Minutes June 4, 2018**

The bi-monthly Board Meeting of the Country Place HOA was held on June 4, 2018 at 7:00 pm at the Pioneer Library with three Board members present. Mr. Vieta and Ms. Sanders were excused from the meeting and Mr. Jensen was absent. There were 13 members of the community present. Board President Jim Lennarson called the meeting to order. Minutes from the previous meeting on April 2, 2018 were read and approved.

Mr. Lennarson presented Aria's Balance Sheets and Profit & Loss Budget Sheets for May 2018 (attachments 1 & 2). Mr. Lennarson addressed the need for a second bank account which would be at no additional cost and recommended that a resolution be drafted and signed by the board members. Mr. Lennarson noted that the fence posts mentioned at the previous meeting had been repaired.

Ms. Coleman bought an estimate for mole treatments that would be at a cost of \$395 per year for six treatments. Mr. Lennarson suggested that we table this matter until the following meeting to see if the mole activity subsides and if the other board members have additional input on the matter.

Mr. Lennarson asked if there would be anyone in the community willing to be the chairman for the Neighborhood Night Out event. No one expressed interest in heading up the event.

Mr. Lennarson suggested that we continue to improve our neighborhood by increasing enforcement of the covenants. Mr. Lennarson asked if anyone from the community would be interested in forming a covenants committee. Mr. Lennarson discussed the need to procure supplies to conduct enforcements (paper, printer, postage, etc...). Mr. Lennarson also mentioned the need to easily track enforcement actions that would make following up easy.

The board received estimates for replacing the fence along SW 134<sup>th</sup> St. for \$29,000 for two of the three sections and \$55,000 to replace the entire fence (dog ear, capped, 4x65 posts). Mr. Lennarson reported what the covenants state, that the fence is not required to be maintained by the HOA.

The two community areas that were not properly deeded over to the HOA (Common Areas A and C) are still not corrected. Mr. Lennarson noted that we have been paying the property taxes on these areas, however, the board might look to shift that responsibility to the owning party going forward. Mr. Lennarson brought up the concrete pipe repair at Common Area A but mentioned once again that we don't want to invest any capital into it without owning it. Mr. Lennarson said that it appeared that the branches along the pond had been cleaned up. Mr. Vieta has been performing monthly inspections of the playground area.

Ms. Coleman's suggestion to move our meetings from bi-monthly to quarterly was reviewed by Mr. Lennarson and would meet by-law requirements. The board will vote on this recommendation at the August 6<sup>th</sup> meeting.

Mr. Lennarson addressed the question from the previous meeting about trailers being parked in driveways and noted that it states that there shall be no long term parking of trailers, RVs, etc... in Paragraph 11 for Sections 1, 2, 8, 10, 11, 12 and Paragraph 13 for Sections 3, 4, 5, 6, 7, 9.

A community member brought up the overgrowth of trees along SW 134<sup>th</sup> St. Ms. Coleman responded that our current contract covers tree trimming once per year. Mr. Lennarson suggested that we could investigate seeing what it would cost to increase this to twice per year.

Ms. Coleman addressed the board member attendance requirement in the by-laws for unexcused absences.

No other business was discussed.

Respectfully submitted,

Robert G. Bivens Date: August 1, 2018

Grant Bivens, Country Place HOA Secretary

Country Place POA  
**Balance Sheet**  
As of April 30, 2018

	<u>Apr 30, 18</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
First Fidelity Bank	42,887.43
Total Checking/Savings	42,887.43
Accounts Receivable	
Accounts Receivable	-496.84
Total Accounts Receivable	-496.84
Other Current Assets	
Undeposited Funds	495.56
Total Other Current Assets	495.56
Total Current Assets	42,886.15
Other Assets	
Security Deposits	200.00
Total Other Assets	200.00
<b>TOTAL ASSETS</b>	<b>43,086.15</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Bal Equity	374.03
Retained Earnings	18,661.17
Net Income	24,050.95
Total Equity	43,086.15
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>43,086.15</b>

Country Place POA  
Profit & Loss Budget Performance

05/04/18

Cash Basis

April 2018

	Apr 18	Budget	Jan - Apr 18	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Finance Charges	10.98	0.00	172.42	500.00	500.00
HOA Dues	2,555.58	0.00	37,874.44	40,788.00	40,788.00
Late Charges	126.00	0.00	257.00	500.00	500.00
Legal Fees	0.00		437.50		
Lien Fees	0.00	0.00	341.00	500.00	500.00
<b>Total Income</b>	<b>2,692.56</b>	<b>0.00</b>	<b>39,082.36</b>	<b>42,288.00</b>	<b>42,288.00</b>
<b>Gross Profit</b>	<b>2,692.56</b>	<b>0.00</b>	<b>39,082.36</b>	<b>42,288.00</b>	<b>42,288.00</b>
<b>Expense</b>					
Charitable Contributions	0.00	0.00	0.00	50.00	50.00
<b>Filing Fees</b>					
Lien Filing Fees					
Lien Filing/Release Fees	0.00	0.00	52.00	1,200.00	1,200.00
<b>Total Lien Filing Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>52.00</b>	<b>1,200.00</b>	<b>1,200.00</b>
<b>Total Filing Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>52.00</b>	<b>1,200.00</b>	<b>1,200.00</b>
<b>Insurance</b>					
Directors&Officers Insur	0.00	0.00	0.00	1,922.00	1,922.00
Liability Insur	0.00	0.00	0.00	2,982.00	2,982.00
Property Insurance	0.00	0.00	0.00	1,916.00	1,916.00
Insurance - Other	0.00	0.00	0.00	0.00	0.00
<b>Total Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,820.00</b>	<b>6,820.00</b>
<b>Maintenance</b>					
Monthly Lawn Maintenance	1,350.17	0.00	5,400.68	16,800.00	16,800.00
Pond Maintenance	269.00	0.00	538.00	2,700.00	2,700.00
Tree and Debris Maintenance	0.00	0.00	0.00	500.00	500.00
<b>Total Maintenance</b>	<b>1,619.17</b>	<b>0.00</b>	<b>5,938.68</b>	<b>20,000.00</b>	<b>20,000.00</b>
<b>Management Fee</b>	<b>404.00</b>	<b>0.00</b>	<b>1,616.00</b>	<b>5,500.00</b>	<b>5,500.00</b>
<b>Postage and Printing</b>	<b>10.66</b>	<b>0.00</b>	<b>313.33</b>	<b>1,000.00</b>	<b>1,000.00</b>
<b>Professional Fees</b>					
Accounting	0.00	0.00	30.00	150.00	150.00
Legal	0.00	0.00	0.00	500.00	500.00
<b>Total Professional Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>30.00</b>	<b>650.00</b>	<b>650.00</b>
<b>Repairs</b>					
Entry Landscape Repair	0.00	0.00	0.00	1,000.00	1,000.00
Fence Repair	0.00	0.00	0.00	600.00	600.00
Irrigation Repairs	0.00	0.00	6,484.23	500.00	500.00
Playground Repairs	0.00	0.00	0.00	500.00	500.00
<b>Total Repairs</b>	<b>0.00</b>	<b>0.00</b>	<b>6,484.23</b>	<b>2,600.00</b>	<b>2,600.00</b>
<b>Special Events</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>250.00</b>	<b>250.00</b>
<b>Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>100.00</b>	<b>18.00</b>	<b>18.00</b>
<b>Utilities</b>					
<b>Electric</b>					
14008 Wagon Cir #FNTN 303841...	27.96		111.84		
14209 Wagon Boss Rd 12988893...	14.23		56.92		
2302 SW 134 SPKLR 661879-7	57.44		245.79		
Electric - Other	0.00	0.00	0.00	1,600.00	1,600.00
<b>Total Electric</b>	<b>99.63</b>	<b>0.00</b>	<b>414.55</b>	<b>1,600.00</b>	<b>1,600.00</b>
<b>Water</b>					
14209 Wagon Boss Rd 25010158...	0.65		0.65		
2302 SW 134 St. 250101127937	20.41		81.97		
Water - Other	0.00	0.00	0.00	2,600.00	2,600.00
<b>Total Water</b>	<b>21.06</b>	<b>0.00</b>	<b>82.62</b>	<b>2,600.00</b>	<b>2,600.00</b>
<b>Total Utilities</b>	<b>120.69</b>	<b>0.00</b>	<b>497.17</b>	<b>4,200.00</b>	<b>4,200.00</b>
<b>Total Expense</b>	<b>2,154.72</b>	<b>0.00</b>	<b>15,031.41</b>	<b>42,288.00</b>	<b>42,288.00</b>
<b>Net Ordinary Income</b>	<b>537.84</b>	<b>0.00</b>	<b>24,050.95</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>537.84</b>	<b>0.00</b>	<b>24,050.95</b>	<b>0.00</b>	<b>0.00</b>