

**Country Place Home Owners Association (HOA)  
Board Meeting Minutes August 6, 2018**

The bi-monthly Board Meeting of the Country Place HOA was held on August 6, 2018 at 7:00 pm at the Pioneer Library with four Board members present. Mr. Bivens was excused and Mr. Jensen was absent for a third consecutive meeting. Mr. Jensen has communicated that he is unable to continue serving on the Board and has therefore been removed. His service to the HOA was appreciated. Seven members of the community were present. Board President, Mr. Lennarson called the meeting to order. Ms. Sanders reported that printed Minutes from the previous meeting were available for those present. To expedite the meeting, it was agreed that the minutes not be read aloud. There was no comment and the minutes were approved.

Ms. Sanders presented the Financial Report with Aria's Balance Sheet and Profit & Loss Budget Performance Sheet for May 2018 (Attachments 1 & 2). Mr. Lennarson mentioned that he would seek to coordinate with Mr. Bivens on drafting a resolution to establish a second banking account dedicated for HOA Reserve.

Mr. Lennarson reported the mole problem seemed to be resolved and that we no longer needed the landscaping company to provide intervention regarding the problem. He also mentioned the water bill had increased from \$220/month to \$350 for July and wondered if there may be a water leak somewhere. He will contact the utility company to see if perhaps they had caught up on a missed meter reading.

There was much discussion about the requirement for the water meter at the Wagon Boss Rd Common Area B. The monthly cost is around \$20, but the sprinklers have not been used there for 2 years. Mr. Lennarson suggested we table the matter until the next meeting. He will contact the City of OKC to ascertain the cost of removing the water meter, in case the HOA decides to have the sprinkler system disconnected.

Mr. Lennarson suggested a Covenants Committee be formed, per HOA by-laws. Mr. Vieta expressed an interest to head the committee. There was discussion concerning adding plats to the HOA web page.

There was a long discussion regarding maintenance of the SW 134<sup>th</sup> St. fence. Mr. Lennarson recommended a committee to survey the homeowners along SW 134<sup>th</sup> St. regarding the fence. He would like to see several proposed courses of action for the continued long-term fence maintenance for the Board to consider.

While no one has volunteered to lead a Neighborhood Night Out, a homeowner suggested we have an ice cream social instead. She volunteered to help organize the event and Ms. Sanders offered to help.

Mr. Lennarson reported that Rob Green is still working on the Common Areas A and C ownership issues. Mr. Vieta reported he has been checking on the playground equipment and will submit future reports to the Board. Mr. Lennarson reported that there had been complaints about smell and mosquitos associated with the Area A pond but that the water maintenance contractor said it was OK after the recent rains.

The Board voted to change the HOA Meetings to quarterly, with the next meeting on November 5, 2018.

No other business was discussed.

Respectfully submitted,

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N. Rene' Sanders, Country Place Treasurer

Date: August 10, 2018

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

	<u>Jun 30, 18</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
First Fidelity Bank	42,725.32
Total Checking/Savings	42,725.32
Accounts Receivable	
Accounts Receivable	-504.21
Total Accounts Receivable	-504.21
Total Current Assets	42,221.11
Other Assets	
Security Deposits	200.00
Total Other Assets	200.00
<b>TOTAL ASSETS</b>	<b><u>42,421.11</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Bal Equity	374.03
Retained Earnings	18,661.17
Net Income	23,385.91
Total Equity	42,421.11
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>42,421.11</u></b>

**Country Place POA  
Profit & Loss Budget Performance**

June 2018

	Jun 18	Budget	Jan - Jun 18	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Finance Charges	569.47	0.00	858.55	500.00	500.00
HOA Dues	3,273.33	0.00	42,770.29	40,788.00	40,788.00
Late Charges	321.00	0.00	738.00	500.00	500.00
Legal Fees	0.00		437.50		
Lien Fees	136.00	0.00	763.00	500.00	500.00
<b>Total Income</b>	<b>4,299.80</b>	<b>0.00</b>	<b>45,567.34</b>	<b>42,288.00</b>	<b>42,288.00</b>
<b>Gross Profit</b>	<b>4,299.80</b>	<b>0.00</b>	<b>45,567.34</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	13.00	0.00	65.00	1,200.00	1,200.00
<b>Total Lien Filing Fees</b>	<b>13.00</b>	<b>0.00</b>	<b>65.00</b>	<b>1,200.00</b>	<b>1,200.00</b>
<b>Total Filing Fees</b>	<b>13.00</b>	<b>0.00</b>	<b>65.00</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	1,911.00	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>1,911.00</b>	<b>6,820.00</b>	<b>6,820.00</b>
<b>Maintenance</b>					
Monthly Lawn Maintenance	1,350.17	0.00	8,101.02	16,800.00	16,800.00
Pond Maintenance	269.00	0.00	1,076.00	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>9,177.02</b>	<b>20,000.00</b>	<b>20,000.00</b>
Management Fee	404.00	0.00	2,424.00	5,500.00	5,500.00
Postage and Printing	61.08	0.00	437.15	1,000.00	1,000.00
<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	5.16	0.00	5.16	1,000.00	1,000.00
Fence Repair	570.00	0.00	570.00	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>575.16</b>	<b>0.00</b>	<b>7,059.39</b>	<b>2,600.00</b>	<b>2,600.00</b>
Special Events	0.00	0.00	0.00	250.00	250.00
Taxes	0.00	0.00	100.00	18.00	18.00
<b>Utilities</b>					
<b>Electric</b>					
14008 Wagon Cir #FNTN 3038411-9	27.96		167.76		
14209 Wagon Boss Rd 129888938-5	14.23		85.38		
2302 SW 134 SPKLR 661879-7	55.99		358.71		
Electric - Other	0.00	0.00	0.00	1,600.00	1,600.00
<b>Total Electric</b>	<b>98.18</b>	<b>0.00</b>	<b>611.85</b>	<b>1,600.00</b>	<b>1,500.00</b>
<b>Water</b>					
14209 Wagon Boss Rd 25010158011	20.73		42.11		
2302 SW 134 St. 250101127937	221.21		323.91		
Water - Other	0.00	0.00	0.00	2,600.00	2,600.00
<b>Total Water</b>	<b>241.94</b>	<b>0.00</b>	<b>366.02</b>	<b>2,600.00</b>	<b>2,600.00</b>
<b>Total Utilities</b>	<b>340.12</b>	<b>0.00</b>	<b>977.87</b>	<b>4,200.00</b>	<b>4,200.00</b>
<b>Total Expense</b>	<b>3,012.53</b>	<b>0.00</b>	<b>22,181.43</b>	<b>42,288.00</b>	<b>42,288.00</b>
<b>Net Ordinary Income</b>	<b>1,287.27</b>	<b>0.00</b>	<b>23,385.91</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>1,287.27</b>	<b>0.00</b>	<b>23,385.91</b>	<b>0.00</b>	<b>0.00</b>