

## Meeting summary for HOA Countryside (05/10/2025)

### Quick recap

The team discussed various issues related to the website, lawn care, and unpaid dues, with a focus on finding solutions and making necessary adjustments. They also reviewed the treasurer's report, discussed the ongoing issues with the county regarding the replacement of signs, and addressed the challenges with the subdivision signs and lighting. The conversation ended with a review of the agenda items and confirmation that all necessary information had been addressed.

### Next steps

- Mario to speak with Joe Neal about his camper parked on Brattle.
- Maria to send notifications to the most extreme cases of lawn issues.
- Chris to send certified letters to homeowners with unpaid dues.
- Chris to keep an eye on the landscaping payment for May due to potential double payment.
- Maria to follow up on scheduling the survey for the signs with Larry.
- Chris to check and fix the timers for the entrance signs' lighting.
- Mario to coordinate with landscape company about planting flowers at the entrances.

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## **Summary**

Once a quorum was established, the meeting was called to order. The minutes from the previous meeting were approved.

### **Sprinkler System and Fence Discussion**

In the meeting, Mario discussed the sprinkler system, mentioning that Danny had replaced several sprinklers on the south side and installed flex lines. Mario also mentioned that Matt had cleaned up a sprinkler head on the Duke side and was planning to plant flowers. Mario suggested waiting for the new signs to be installed before planting flowers. He also mentioned that the water issue had been resolved and that the bill for Danny was significantly cheaper than what Charlie Ward had quoted. Maria agreed to price around for any future issues. Mario also mentioned a drive around and a meeting with Neil, who was camping by the park. Maria brought up the fence situation at a house, but Mario clarified that the fence had been replaced by the neighbors.

### **Lawn Issues and Maintenance Discussion**

Maria discussed the current lawn situation, mentioning the drought, metered city watering, and issues with landscaping companies. She decided to wait for the upcoming rain before sending any landscape notifications. Mario shared his experience with chinch bugs and the need to change pesticides. Laura had already provided some household addresses who had lawn issues and those will be reminded to bring their lawns back to life. The team agreed to send notices to homeowners with extreme lawn issues this week.

## **Unpaid Dues and Payment Issues**

In the meeting, Maria, Chris, and others discussed the issue of unpaid dues. Chris reported that there were five individuals who had not paid their dues, and he had sent them a final letter. He also mentioned that some people were chronically late with their payments. Maria suggested that they could set up an annual recurring payment through PayPal or Venmo, but Laura pointed out that this could lead to issues if the amount was not adjusted with annual increases. Chris confirmed that they were not yet incurring lawyer fees, but if the individuals did not pay within 45 days, the matter would be turned over to the lawyers. The team also discussed the possibility of sending a certified letter to the delinquent members.

## **Treasurer's Report and Reserve Account**

Chris presented the treasurer's report for April, noting a \$1,380 income from dues and \$4 in processing fees. He also mentioned the interest on the HOA dues and the checking account balance. Chris transferred \$1,500 back to the operating account to avoid overdraft and discussed potential double payments for landscaping. The reserve account balance was \$25,084, and the operating account had \$1,715. Chris requested a motion to approve the February, March, and April reports. Additionally, Chris mentioned the annual audit conducted by Tom Smitty, which was sent to the team and had not raised any questions. This was also approved during the meeting.

## **Sign Replacement Issues With County**

Maria discussed the ongoing issues with the county regarding the replacement of signs. The county has required new surveys for the signs, which are currently backed up. The cost of these surveys is high, ranging from 1,500 to 1,700. Chris's contact is 4 weeks out, which is worth the wait for the lower cost. The process is complex and time-consuming, with engineering plans and permits still to be obtained. The city's new requirements have caused delays and increased costs.

Maria discussed the issues with the North entrance and the need for a survey to be redone. Elaine (Guest) asked about the necessity of the survey on both sides of the entrance, to which Chris clarified that it was required for both NORTH signs. Maria also mentioned the challenges with neighborhood signage and the need for topography and tree information. The team is waiting to hear back from Larry to schedule the survey work and finalize the contract with the company responsible for the signs (AI/CAM Wlizard).

Eileen also brought up the issue of the signs and lighting, which was identified as a significant problem and not sure if it's a timer issue or not. Chris will check it out. Mario suggested waiting for more rain before replacing the grass on the west side of the north entrance. The team agreed to wait for the permit and approvals process to complete before making any changes. The meeting ended with no further issues to discuss at 10:35am.