

# Country Place Homeowners Association Board Meeting

August 18<sup>th</sup>, 2008

## Board Members Present:

1. Lester Simpson – President
2. Tony Leonard – Treasurer/Maintenance
3. Vicky Bean – Clubhouse Manager
4. Candace Owens – Secretary
5. Christy Bumpass - Newsletter
6. Becky Gill – Vice President
7. Val Baker – Welcoming Committee
8. Ron Munn – Pool Manager

Number of Homeowners present: 23

Meeting called to order at 7:05 PM by President

## Secretary's Report:

- A. Minutes from last meeting read and approved by Vicky and Seconded by Lester.

## Treasurer's Report:

- A. Current Balance: \$25,536.83
- B. Treasurer's report was approved by Vicky and seconded by Candace

## Pool Manager Report:

- A. It was motioned that the pool remains open through Labor Day weekend. The hours are: 4 PM – 7 PM. 8 PM being family hour. Weekend hours remain the same. This was approved by Lester and seconded by Becky and all were in favor. It was also motioned that the pool be kept opened for parties through October. Approved by Lester seconded by Becky and all were in favor.
- B. Ron reports that they had a great season and many compliments on the pool and the lifeguards. All in all a successful season.

## New Business:

- A. Garbage day for the clubhouse is Tuesday of every week. Garbage was missed last Tuesday because it was not put out front. Tony reports that we are not required to move the trash cans to the front and he will report this to ON TIME.
- B. There was a lot of discussion regarding Twin Cities leases. Twin Cities is processing the leases and checks should be mailed out soon. A homeowner also reported that if even a few want to prevent something regarding drilling it will be changed in our lease. A question regarding Mineral Lease Disclosure before selling your home was brought up. No one was able to answer the question, but they would check into it.
- C. There was discussion regarding water bills. The board advised talking directly to our Public Service Commissioner or the Water Company CPU. Also, check your meters monthly to verify the actual usage.
- D. Lester discussed the current condition of the air conditioner at the clubhouse and suggested that we replace the unit. The unit is approx. 12 years old and we are spending on average \$1,500 per year on repairs. The board received a bid to replace unit for \$5,125.00 for a Trane heat pump system with five year warranty and we agree to a two year service agreement. Wayne motioned for this expenditure to be approved, Becky seconded and all were in favor.
- E. It was suggested that the thermostat have a lock box to prevent high electric bills.
- F. A homeowner brought to our attention that 120 Chimney Lane was in foreclosure and the yard is in terrible shape. Lester will advise Glen Benton to inform the lien holder.
- G. There was discussion on what the Board planned to spend the extra income from the leases on. It was stated by Lester that since we did not have the money yet we have not made any plans for expenditures. We will vote to decide how to invest the money in different accounts.
- H. There will be elections in October for a couple of board positions.
- I. There are two new neighbors: The Brockmans at 29 Echo Ridge and the Lisbeths at 102 Pine Creek.
- J. Our next meeting will be September 15<sup>th</sup>, 2008 at 7:00 PM.

Maintenance Report:

- A. No maintenance news to report.

Becky motioned for meeting to be adjourned at 7:45 PM and Candace seconded it.

Minutes submitted by Candace Owens Secretary

