

MINUTES
COUNTRY WALK ESTATES THIRD EDITION HOA
January 11, 2022

CALL TO ORDER

- Meeting called to order at 7:00 PM. First Baptist Church in Mulvane, KS
- Board Members Ryan McEachern, Dayla Davis, Staci McDade, Reece Potter, and Tom Ragsdale present.
- HOA members Mary Alumbaugh, Kathy Shaw, Caleb Hatfield, Richard Robert, Garrett Gage in attendance.

MINUTES

- November minutes accepted by Dayla and seconded by Staci.

PRESIDENT REMARKS

- New Board Members for HOA Board 2022
 - Cameron Tucker
 - Caleb Hatfield
- Board Positions Confirmed Motion by Ryan and Seconded by Dayla.

FINANCIALS

- Review 2021 expenses and balances-Not available yet. Will review at next meeting.
- Review and approve 2022 budget Ryan Motion and Tom seconded
- Checking balance as of December 31, 2021 is \$40,065.55

OUTSTANDING DUE AND COLLECTION

- 2021 - 45 delinquent total homeowners.
- 2020 - 24 delinquent homeowners.
- 2019+ – 11 delinquent homeowners.
 - Late fees enforced for 2022.
 - Will begin Collection for Homeowners past due \$500.00 again.

OLD BUSINESS

- Charge fee or not for online payments?
 - \$4.22 transaction fee is charged by Website when paying dues online and HOA receives \$130.78 amount received online. Dayla motion to not charge transaction fee at this time and Reece seconded.
- HOA Software-Table
- Sprinkler system information-Table

NEW BUSINESS

- Does HOA want to pursue survey of property and staked around main pond to determine encroachment.
 - Possibly non-HOA homeowners on large pond (7) fences have on HOA property.
 - Ryan will check with legality, liability and if fencing is grandfathered in, if properties are encroached, then what?

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- Non-member use of the ponds is trespassing and members can ask a nonmember to leave.
- Mowing, GreenWorx bid \$5840.00/biweekly, is under budget and dependent upon the weather. Motion by Ryan to accept and seconded by Staci.
- Pond maintenance plan for 2022-Table until Cameron can share his research.
- Send notice February 1, 2022 for violations-prioritize top 2 concerns for first part of 2022.
 - Review of current HOA addresses in violation, it is determined that most are trailers with one home having multiple issues. List given to Ryan to compose and mail violation notices.
 - Define what is a violation. Basically, boats vs campers and what is allowed in backyards, if challenged.

MEMBER NEW BUSINESS

- Suggestion to donate to the First Baptist Food Pantry for use of meeting space.
- Improve streets or add bike park, recommended that homeowners reach out directly with the city of Mulvane.

MEETING ADJOUNED @ 8:50

Next HOA meeting March 8, 2022. 7PM @ First Baptist Church of Mulvane.