

MINUTES
COUNTRY WALK ESTATES THIRD EDITION HOA
May 10, 2022

EXECUTIVE SESSION 6:55-7:05

- Legal

CALL TO ORDER 7:05

- Board Members Ryan McEachern, Cameron Tucker, Reece Potter, Dayla Davis and Staci McDade present.
- HOA members Eric Sherman, Mary Alumbaugh and Kathy Shaw in attendance.

MINUTES

- January minutes available and previously emailed to board.
 - Approved

PRESIDENT REMARKS/WELCOME

FINANCIALS

- Review 2021 expenses and balances-
- ***Checking balance as of March 31, 2022 is \$51,243.93***

OUTSTANDING DUE AND COLLECTION

- **2022-to date 56 delinquent homeowners.**
- 2021 - 37 delinquent total homeowners.
- 2020 - 22 delinquent homeowners.
- 2019+ –9 delinquent homeowners.
 - Late fees enforced for 2022.
 - Will begin Collection for Homeowners past due \$500.00 again.

OLD BUSINESS

- Have HOA property surveyed and staked around the main pond to determine encroachment.
 - GIS map overlay on Google map of big pond.
 - Concern of East pond
- 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.
 - Approximately 50 homeowners have paid online.
 - Ryan will look into using square on our website.
 - Will need to review online payments later in 2022 for 2023 as increase of homeowners paid online this year
- HOA Software-Tabled
- Sprinkler system information- Dayla will contact old Board Members for information
- Notices for violations have been addressed and letters of fine schedule.

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- Determine how to donate to the First Baptist Food Pantry for use of meeting space.

NEW BUSINESS

- Next board meeting will be in September and nominations for 2023 Board.
- Members have the option of separate buy opened meeting in addition to Board meetings.
- Board meetings for HOA to discuss and conduct business. Members may bring forward issues, ideas, and concerns.
- Pond maintenance plan for 2022- Cameron Tucker
 - Purchase algicide and hold off on new aerators. Maintenance to be done by Board.
 - 4 consultations for pond improvement, suggestions are as follows
 - Replace aerators
 - Dredging
 - Fountain
 - Cold water
 - Chemical include algicide and dye.
- Confirm mowing of Rock Road area entrance weekly Ryan motion and Dayla seconded.
- Enter into record email received from a member with various concerns.
 - Suggestion to turn management to HOA management company add to next meeting agenda.
 - Board voted not in favor of HOA management at this time to allow current violation
 - Overage money held by HOA is too much by law.
 - There are no statues found to support this.
 - Carry over is 18 months of HOA operation and contingency account are allowed per HOA legal representation.
 - Expenses and dues have been reviewed by HOA legal representation.
 - Signage in road right of way is not approved by Mulvane City Works. Signs will need to be placed in homeowners' yard or common area.
 - Discussion of signage on Rock Rd entrance.

Signage in road right of way is not approved by Mulvane City Works.

Signs will need to be

- 2 ½ acres northeast corner of HOA is owned by the City of Mulvane and was initially planned as a park. City said we could add park equipment and they would
- Survey of property and staked around main pond to determine possible 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?

MEMBER NEW BUSINESS

- Ideas include signage for our HOA and questions regarding a large checking account.

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- Cost to dredge each pond according to 2014 Minutes suggested that cost is \$50,000-\$80,000 each is the reason for contingency savings and is not part of the general budget.

Removal of dead tree from big pond

Suggestion to add catfish in big pond and catch and release signs as well as warnings to not eat.

Community Garden with irrigation.

Benches

Concerns is the benefit it would add to ALL homeowners.

600 catfish and delivery will cost nearly \$1500. Tabled to next meeting.

CLOSE AND ADJOURN @ 8:10

Next HOA meeting (nominations)November 8th, 2022. 7PM @ First Baptist Church of Mulvane.