

2023 MEETING MINUTES
COUNTRY WALK ESTATES THIRD EDITION HOA
MARCH 14,2023

- **CALL TO ORDER 7:01**
- Board Members Ryan McEachern, Cameron Tucker, Dayla Davis, Staci McDade, Kathy Shean and Mary Alumbaugh present.
- No HOA members present

MINUTES

- November minutes available and reviewed. Motion to accept by Dayla, seconded by Staci.

PRESIDENT REMARKS/WELCOME

- Welcome new board members, Kathy, and Mary
- Board vote for 2023 Board positions
 - President-Ryan McEachern, Accepted.
 - Vice-President-Cameron Tucker, Accepted
 - Secretary-Dayla Davis, Accepted
 - Treasurer-Staci McDade, Accepted
- Address any issues brought forward by members attending the meeting, add to new Business
- Address the email received after the last meeting as to why the HOA would pay to repair sidewalks.
 - Explanation of Beautification project was suggested to be sidewalks for 2023. November 2022 minutes provided to those in attendance.
 - Will open notify HOA Homeowners if they would like to fix their sidewalks or have cement work done for a group discount/travel cost from cement company. Will post on FB

FINANCIALS

- Discussion of 2023 budget increases or new expenses.
 - 2022 budget budgeted vs actual was a difference of +14,063.11
 - Pond maintenance or shoreline restoration was done independently by the HOA and reduced cost for 2022
 - Actual cost of \$444.00 Attorney fees budgeted of \$4,000.00 was used.
 - Other misc. was not used needed/used in 2022.
 - 2023 Proposal was discussed, and adjustments made. Motion to accept 2023 budget by Ryan McEachern and seconded by Cameron Tucker.
- *Checking balance as of December 31, 2022 is \$48,107.99*

OUTSTANDING DUE AND COLLECTION

- 2022-to date 52 delinquent homeowners.
- 2021 - 36 delinquent total homeowners.
- 2020+- 21 delinquent homeowners.
 - Currently have 7 addresses ready for collections.
 - Collection began for 19 Homeowners past due \$500.00.

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OLD BUSINESS

- Pond maintenance plan update-Cameron Tucker
 - Board appreciated Cameron's hard work, time and research of the ponds and it looks like it saved the HOA some money.
 - Aerators need repaired or replaced.
 - Need to have least 4 aerators to properly maintain back pond. - Cameron will get estimates for 2023 budget.
 - Motion put forward by Ryan and seconded by Dayla.
- 1649 Prairie Run Cir. Sidewalk repair to be completed early spring.

NEW BUSINESS

- HOA Community Improvement project in budget for 2023
 - Community sidewalk improvement for 2023 not to exceed \$3,000
 - If successful and funding is available, the board will possibly choose sidewalks or another project for the HOA community for 2024.
 - Board will take suggestions and vote on them at the end of 2023 for 2024.
- 2023 meeting dates and January 2024 Homeowners annual meeting will be mailed out in February prior to the March 2023 meeting.
- Discussed diagonal fencing that encroaches HOA by non-HOA property owners to the West near the big pond.
 - Per Atty. M. Herd (Atty. Is NOT on retainer)
 - As the board we are obligated to investigate
 - Existing West side of Pond may need to do an encroachment agreement.
 - Diagonal fencing may need encroachment agreement of removal of fence.
 - Discussion included...
 - Who owns the current fencing?
 - Settlement amount vs annexation of homeowners in violation.
 - HOA will hire a surveyor not to exceed \$3,000.00.
- New Board members Mary Alumbaugh and Kathy Shean brought to the attention that 60 Homes are in violation of covenants for a total of 78 violations and would like to start notifying homeowners and implementing fines if homeowners do not comply.
 - Mary and Ryan will have a draft/example letter at the March meeting.
 - HOA must provide homeowners 30-day notification prior to action or fines.
 - Staci and Ryan will explore Google Docs or other application to track and allow monitoring of fine and violation by Board Members.

MEETING ADJOURN @ 8:55

Next HOA meeting March 14, 2023. 7PM @ First Baptist Church of Mulvane.