

MINUTES
COUNTRY WALK ESTATES THIRD EDITION HOA
September 24, 2018,2018

CALL TO ORDER

- Meeting called to order at 7PM
- Board Members Matt Vogt, Ryan McEachern, Dayla Davis, Staci McDade, Teri Bradshaw, Ken Cannon and Tom Ragsdale in attendance.
- 3 homeowners and guest of 228 members were present.
- June minutes Read and motion to approve June minutes by Matt Vogt with Ryan McEachern seconded.

FINANCIAL

- Staci McDade report that 2018 Due collection as follows
- 228 HOA members.
 - 61 have not paid 2018 dues as of 6/2018.
 - 33 are delinquent on 2017 and 2018 dues.
 - 17 are delinquent on 2016, 2017 & 2018 dues.
 - 8 are delinquent on 2015, 2016, 2017 & 2018
 - 4 are delinquent 4 years or more.
- Outstanding dues are a total of \$19,000. not including Late or legal fees
- All approved for motion to implement a more aggressive collection and increasing late fee to \$1.00/day.
 - Matt Vogt will seek legal options of implementing \$1.00/day late fee.

NEW BUSINESS

- 3 estimates for installation an aerator in the 2 smaller ponds was obtained, Motion for aerator for South ponds passed 6-1, with Ken Cannon voting not in favor of. Motion to accept bid from Suburban Landscape and to approve electrician to install 110v electricity to existing electrical buildup.
 - Hongs estimate was approximately \$3,000. each with 1-year warranty.
 - Suburban Landscape was approximately \$2,600 --2, 800.each with a 2-year warranty.
 - Tender Care has not returned our inquiry for an estimate.
- Welcome Signs to be addressed at next meeting. Ryan McEachern will look into what other HOA communities have done for signage.
- Covenant Complaints
 - Roofing color complaint was discussed and no action at this time as roof color meets recommended roof style and within range and color only slight varies from recommended color. Noted that the home in question is already roofed.
 - Fence and gate complaints has been updated prior to meeting and discussion was dropped.
 - Enforcement of Covenants – table to next meeting.
- Media Campaign
 - Discussion included HOA web page that include forms, covenants and restrictions and links to email and PayPal. Board members were in favor of exploring the cost and process to implement a website at future meetings.
 - Transition from old Facebook page to a new Facebook site is complete. Currently the settings are private for members only. Dayla will continue to monitor.
- SWOT Analysis included discussion that included Complaints, outstanding dues, changing perception and possibility of adding improvements and amenities to the HOA for Homeowners.

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- 2019 Open bidding for mowing and pond care. Discussion included possibility of not mow the non-common area off Rock Rd. entrance. Current cost is additional \$25.00. Motion passed to have a written dialog with the City of Mulvane to clarify the City owned property vs HOA Common perimeter. Tabled until next meeting

HOSPITALITY COMMITTEE

- Discussion for vendor information and discounts to be included with Welcome packet. Letter and packets are still being assembled and will be available at next meeting. Board members will contact several trash, landscape, remodel roofing, etc....companies for discounts to be included in the packet.
- Motion for Welcome Committee. Duties to include discounts with local vendors/coupons, provide HOA information and covenants. Board Member Terri Bradshaw will lead Committee. Decision to table issue at a later meeting.

NEXT MEETING IS TENATIVLY SCHEDULED 9/25/18

MEETING ADJOUNED