

**MINUTES**  
**COUNTRY WALK ESTATES THIRD EDITION HOA**  
**September 25 ,2018**

**CALL TO ORDER**

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

**FINANCIAL**

- Staci McDade report current due collection is as follows:
- 228 HOA members.
  - Most recently, 53 notices have been mailed out with 5 or 6 members paid. Homeowners have been given 60 days to pay. Effective on the 91<sup>st</sup> day, \$1.00/day fee will commence.
  - 46 have not paid dues as of 9/2018.
  - 30 homeowners are delinquent at least 2 years or more.
- Outstanding dues are a total of \$16,222. not including Late or legal fees.

**NEW BUSINESS**

- Installation of aerator in the 2 smaller ponds is expected to be completed by the end of the month. Suburban Landscape has notified the HOA that the pumps have been shipped with 220 connector instead of 110. Westfall electric has been notified and they will change outlets to accommodate the 220. SLM will offset the out of pocket cost on the final amount due.
  - Discussion regarding pond depth and erosion to be assessed by SLM at time of installation of aerators was brought up for discussion. Dayla will email SLM for opinion.
- Beautification-No new updates or current ideas brought up at this meeting
- Purchase of land for vehicle storage. Ken Cannon reports that he has discussed with the City Manager and was informed that the 5 acres is zoned for future park use and is not available for purchase at this time. This Board has elected to not pursue this issue further.
- Mowing-Responsibility of maintaining common areas has been removed from discussion.
- HOA Annual Members/Family Fun Day- Motion accepted Dayla Davis and Ryan McEachern seconded.
  - Tentatively scheduled Saturday 5/4/2019 afternoon.
  - Moonwalk, games, Hotdogs, Hamburgers and invite community leaders and vehicles.
  - Cost not to exceed \$700.00
- Media Campaign
  - Discussion included HOA web page that include forms, covenants and restrictions and links to email and e-commerce.
  - The cost and process to implement a website is \$216.00 from squarespace.com includes unlimited pages, mobile app, professional emails, 24/7 customer service and overflow to Facebook page.
  - Suggestion to increase Facebook presence to include covenant of the week, pictures and notices. Dayla Davis will attempt to increase traffic to Facebook page.
  - Motion to accept and proceed by Dayla Davis and Ryan McEachern seconded.
- Welcome Signs-

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- Ryan McEachern reports that signs are 18x24" metal sign is \$150.00 each. They will about 6 foot from the ground.
- Discussion included, not to exceed \$600.00 for 3 signs and installation. The board will send a letter to the City of Mulvane requesting to erect the signs in high visible areas that may include common areas and/or City easements.
- Motion to accept and seconded by Dayla Davis and Ryan McEachern, respectively.
- Outstanding Member Dues Collection
  - Clarification from Atty. Michael Herd that the Board may implement due collection, liens and other court action as needed.
  - Board members discussed, and motion accepted by Ken Cannon and Tom Ragsdale. The board unanimously voted to adopt the following collection schedule:
    - Effective 11/5/2018, which is after 60 days after the 3<sup>rd</sup> notice of non-payment, a Certified Letter notifying the homeowner of the \$1.00/day late payment fee will go into effect in 30 days.
    - Once the Annual HOA dues are delinquent for 2 years, a lien will be filed with Sedgwick County for outstanding dues, fines and legal fees.
    - After 3 years or more of nonpayment the balance will be turned to collection in addition to the lien.
  - Note:* If a homeowner has already been turned to collection, a lien will be filed including outstanding dues, fines and legal fees when dues become delinquent on the 366<sup>th</sup> day.  
If a homeowner has a lien already filed on the property, the amount due including fines and legal fees will be turned to collection on the 366<sup>th</sup> day.
- Violations, Enforcement and Fines
  - HOA Atty. Michael Herd advised the board that any changes to Enforcement of Restrictions and Covenants will require a Country Walk Third Estate Homeowners vote. Motion and seconded by Ken Cannon and Ryan McEachern and was unanimously passed by the board to pursue a vote to the HOA membership.
  - Discussion of fines, level or tier type schedule by degree of offense and recurrent offenders will be addressed at the November meeting.
- Vender List and letters to be discussed at next meeting.
- Announcements
  - Ken Cannon will be moving outside of the HOA and has resigned his position on the board.
  - Open HOA position will not be filled at this meeting due to time constraints.

***MEETING ADJOUNED @ 9pm***

***NEXT MEETING IS TENATIVLY SCHEDULED 11/13/2018***