

**MINUTES**  
**COUNTRY WALK ESTATES THIRD EDITION HOA**  
**November 9, 2021**

**EXECUTIVE SESSION 7:00-7:10**

**CALL TO ORDER**

- Meeting called to order at 7:10 PM. First Baptist Church in Mulvane, KS
- Board Members Ryan McEachern, Dayla Davis, Staci McDade, Reece Potter, Pamela Bruce and Tom Ragsdale present.
- HOA members Cameron Tucker, Mary Alumbaugh, Kathy Shaw, Dave and Keli Brockman, Joe Krasky, Reece Potter and Martha Parker and Denise Monk in attendance.

**MINUTES**

- September minutes read, amended, and accepted by Staci and seconded by Dayla.

**PRESIDENT REMARKS**

- Overview of current business.
- Importance of adhering to rules and structure of meetings.

**FINANCIALS**

- 2021 - 46 delinquent total homeowners.
- 2020 - 24 delinquent homeowners.
- 2019+ – 11 delinquent homeowners.
- Checking balance as of October 31, 2021 is \$41,697.
- Money Market \$50,000 approximately.

**MEMBER COMMENTS**

- Mary Alumbaugh – requested time to address the board. Her questions are as follows:
  - Request how HOA dues are utilized.
    - Discussion included breakdown of the budget and cost.
  - Request for bank account balances.
    - Denied as Bank Records are not public record.
    - Copy of budget made available.
    - Request list of addresses in HOA
  - CCR enforcement
    - Explained that the last 2 years paid zero in fines.
    - Ryan will define campers vs boats with attorney.
  - Request that the HOA dissolve the common areas either by sale property to the City of Mulvane or to adjoining homeowners.
    - Denied at this time. City of Mulvane has strongly opposed taking over common areas in the past. The HOA ponds are required as they are retention ponds and are HOA responsibility.
  - Request list of homeowners and addresses.

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- List made available to Mary.
- Keli Brockman
  - Ask about estimated amount of pond maintenance for 2021 to date is \$15,000 per Staci.

**LEGAL**

Ryan explained that we have an Attorney that we consult on HOA and open act laws.

Collections, property lien and garnishments are done with a different Attorney at Law.

**OLD BUSINESS**

- CCR enforcement options
  - No formal company that does HOA enforcement.
  - Dayla has been doing an informal violations survey. Some homeowners have been contacted about violations and continuation of violation monitoring until January 2022 meeting.
  - A consensus was taken from all HOA members regarding charging \$4.00 transaction fee to online due payments.
    - Board will vote at January Meeting
- Ryan will check with past HOA Presidents regarding sprinkler key and how to run it. ***To be completed.***
- Pond maintenance -Cameron Tucker
  - ***Tabled until next meeting due to time.***

**NEW BUSINESS**

- Meeting dates for 2022 will resume regular scheduled Board Meetings on the second Tuesday of odd Months excluding July. 2022 meeting notices will be mailed on or near December 15, 2021
  - January 11, 2022 – Annual Homeowners Meeting, 2022 Budget and Board Election
  - March 8, 2022
  - May 10, 2022
  - September 13, 2022
  - November 9, 2022
- Covenants clarification on campers and boats. Boats are allowed behind a privacy fence, campers are not. Ryan will check with Attorney.
- Purchase software for Homeowner dues and fine schedules that are specific to HOA or hire IT to design a program. ***Tabled until next meeting due to time.***

**ANNOUNCEMENTS AND DISCUSSION**

- Annual Homeowner meeting is January 11, 2022
- Discussion of CCR enforcement for 2022.

***MEETING ADJOUNED @ 8:30***

***Next HOA meeting January 11, 2022. 7PM @ First Baptist Church of Mulvane.***