

MINUTES
COUNTRY WALK ESTATES THIRD EDITION HOA
November 8, 2022

CALL TO ORDER 7:01

- Board Members Ryan McEachern, Tom Ragsdale, Cameron Tucker, Dayla Davis, and Staci McDade present.
- HOA members Kathy Sheen, Mary Alumbaugh in attendance and Christian Mutumbisha joined after meeting started.

MINUTES

- September minutes available and reviewed. Motion to accept by Ryan, seconded by Staci.

PRESIDENT REMARKS/WELCOME

- Meeting will need to adjourn by 8:15

FINANCIALS

- Late fees to be retroactive for 2021 (Previously \$1.00 day, current is by quarter to simplify bookkeeping)
 - Ryan approved and Cameron seconded.
- Delinquent dues for 2019 and 2020 have been notified by mail that they are being turned over for collection.
- Discussion of 2023 budget increases or new expenses.
- *Checking balance as of October 31, 2022 is \$51,159.68*

OUTSTANDING DUE AND COLLECTION

- 2022-to date 51 delinquent homeowners.
- 2021 - 37 delinquent total homeowners.
- 2020 - 20 delinquent homeowners.
- 2019+ –9 delinquent homeowners.
 - Will begin Collection for 19 Homeowners past due \$500.00.

OLD BUSINESS

- Pond maintenance plan update-Cameron Tucker
 - Algicide, dye was done every 2 weeks this year, will not treatment during Winter.
 - 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.

NEW BUSINESS

- 1649 Prairie Run Cir. Sidewalk damage from previous big pond repairs by heavy equipment
 - \$850. to repair sidewalk per Rodriquez Concrete
 - Rodriquez Concrete is licensed in the City of Mulvane.

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- Estimated time frame is 4-7 weeks. Ryan will contact Concrete company.
- HOA Community Improvement project in budget for 2023
 - Community sidewalk improvement for 2023 not to exceed \$3,000
 - If successful and funding is available, we may carry out in 2024 or choose a different project.
 - HOA will determine the worst areas for repair.
 - Ryan motioned to accept, and Cameron seconded
- It was suggested that Cameron Tucker, Eric Sherman, and Caleb Hatfield form a “Fish Committee” to follow up estimates and planning of stocking the best species of fish suitable for our situation and cost estimates for the ponds for 2024. Cameron is on board and will ask the others.
- Discussed diagonal fencing that encroaches HOA by non-HOA property owners to the West near the big pond.
 - Discussion regarding HOA property. Ryan will ask Attorney Michael Herd regarding options.
 - Discussion included;
 - Who owns the current fencing?
 - Should HOA hire a Surveyor?
 - What is Statue of limitations?
- New Board Members for 2023 will be inducted and recognized at the Homeowners January 2023 meeting.
 - Mary Alumbaugh
 - Kathy Sheen
 - Eric Sherman-Unconfirmed
 - Caleb Hatfield-Unconfirmed
- Current Board Members that plan to renew their commitment to the 2023 Board are as follows:
 - Ryan McEachern
 - Tom Ragsdale
 - Dayla Davis
 - Staci McDade
 - Cameron Tucker

MEETING ADJOURN @ 8:18

2023 Meeting dates.

January 10, 2023-Homeowners annual meeting and acceptance of 2023 budget
March 14, 2023-Discuss and implement Spring plans, mowing services, pond maintenance, etc...
May 9, 2023-General discussion
September 12, 2023- General discussion
November 14, 2023-Accept nominations for 2024 Board. Election, if needed.

Next HOA meeting (Homeowners) January 10, 2023. 7PM @ First Baptist Church of Mulvane.