

MINUTES
COUNTRY WALK ESTATES THIRD EDITION HOA
September 21, 2021

CALL TO ORDER

- Meeting called to order at 7:00 PM. First Baptist Church in Mulvane, KS
- Board Members Ryan McEachern, Dayla Davis, Staci McDade and Tom Ragsdale present.
- HOA members Cameron Tucker in attendance.
- February minutes read and accepted by Ryan and seconded by Dayla.

PRESIDENT REMARKS

- ~~Welcome new Board Members Cameron Tucker.~~
- Immediate concerns for 2021
 - Board Meeting to address pond maintenance.
 - HOA member tragedy, possible donation to family.
 - Return to due collections and liens on homes that are overdue.
 - Discussion of enforcement of CCR violations.
 - Overview of 2020 HOA business.

FINANCIAL

- 2021 Budget remains healthy, despite slight increases of utilities.
- Multiple homes have been sold within the HOA and Staci responds to all closing inquiries.
- Due to continued Covid concerns the board has not done much with collection and lien holds on overdue homeowners.
- Possibly consider purchase of computer for HOA accounting purposes.
- Discuss Website e-commerce fees.
 - The board agreed to continue to absorb the user fees of approximately \$4.00 per transaction for 2021, but possibly pass the fee to the homeowner when paying 2022 dues.
- Current checking acct. balance is approximately the same as 2020 year ending balance of \$33,000.00.

LEGAL

- State and Federal Filing and 2020 taxes have been filed.

OLD BUSINESS

- Pond maintenance -continue with Gottlob regular maintenance.
 - Discussion regarding billing and invoices from Gottlob. Staci has requested that they mail invoices.
- Fish added to the East Pond approximately June 2021 without much improvement.
- Cameron has researched and brings to discussion that the smaller ponds need major upgrades and improvements.
 - Possibilities include dredging the pond
 - adding cool well water to suppress algae growth
 - Planting wildflowers on east side of pond

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- Limit mowing near shoreline, as taller grasses and plants prevent lawn runoff and debris that contribute to algae growth.

NEW BUSINESS

- Ryan will discuss with GreenWorx to limit mowing around East Pond on common area between tree line and south shore.
- ~~Vote for new board member Cameron Tucker, Ryan motion to accept and Tom seconded.~~
Further review that New Board Members are to be added at January 2022 meeting.
- Pond aerator and pond maintenance
 - Ryan will check with past HOA Presidents regarding sprinkler key and how to run it.
 - Cameron will get estimates for pond dredging for both smaller ponds, as well as possible sprinklers or fountain to spray colder well water onto ponds to prevent growth.
- Motion to donate \$500.00 to the Alumbaugh family and unanimously agreed to by the board. Ryan will contact the family so we may mail a check directly to them.
- Board agreed that dues remain \$135.00/year for 2022. Rate increase for 2023 is likely, depending on pond cost and needed improvements.
- ~~Increase accounting and bookkeeping cost to \$500.00 per month for 2022. Table to next meeting.~~
- Purchase software for Homeowner dues and fine schedules that are specific to HOA or hire IT to design a program.
- Reinstating and enforcing the late fee for 2022 effective 1/1/2022 as follows:
 - Q1 1/1/21-3/31/21 Late fee-\$0 Due \$135.
 - Q2 4/1/21-6/30/21 Late fee-\$40 Due \$175.
 - Q2 7/1/21-9/30/21 Late fee-\$60 Due \$235.
 - Q4 10/1/21-12/31/21 Late fee-\$90 Due \$325.

Reminder homeowners that once a homeowner reaches \$500.00 in outstanding dues, that they will be turned to collection and responsible for balance due as well as cost and legal fees when turned to collection and or placing a lien on the property.

ANNOUNCEMENTS AND DISCUSSION

- Meeting dates for 2022 will resume regular scheduled Board Meetings on the second Tuesday of odd Months excluding July.
- Annual Homeowner meeting is January 11, 2022
- Secure a meeting place for 2022 meetings with First Baptist Church of Mulvane.
- Pending any objections, any new board members will be welcomed and officers elected at the November 9th meeting.
- Discussion of CCR enforcement for 2022.

MEETING ADJOUNED @ 8:40

Next HOA meeting November 9, 2021. 7PM @ First Baptist Church of Mulvane.

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Discussion will be brought up at next board meeting and voted on to implement beginning 1/1/2022CCR as the actual violation and fine schedule has already been accepted previously and is as follows:

- Violations are determined by classification and severity of violation.
 - **Class A Violations** will include sections 7.06-Landscaping, 7.07-maintenance, 7.10-Trash Storage, 7.12-Signs, 7.16-Vehicles, 7.23-Nuisances.
 - **Class B Violations** include 7.11-Animals, 7.14-Home Offices, 7.2-Boats and Trailers, 7.20 Roofing, 7.21-Prohibited Use of Lake/Ponds.
 - **Class C Violations** include sections 7.09-Prohibited Improvements, 7.18-Fencing, 7.19-Fencing Lakeside Lots, 7.22-Exterior Color Schemes.
- Fine for **Class A Violations** are as follows:
 - 1st Violation-Notice with warning and 15-day Compliance Period
 - 2nd Violation-Notice with \$25.00 fine and 15-day Compliance Period
 - 3rd Violation-Notice with additional \$50.00 fine and 15-day Monthly inspection Compliance Period
 - Subsequent Violation will incur escalating \$50.00 fine per event every 15-days
- Fine for **Class B Violations** are as follows:
 - 1st Violation-Notice with warning and 15-day Compliance Period
 - 2nd Violation-Notice with \$50.00 fine and 15-day Compliance Period
 - 3rd Violation-Notice with additional \$100.00 fine and 15-day Compliance Period
 - Subsequent Violation will incur escalating \$150.00 fine per event every 15-days
- Fine for **Class C Violations** are as follows:
 - 1st Violation-Notice with warning and 60-day Compliance Period
 - 2nd Violation-Notice with \$50.00 fine and 60-day Compliance Period
 - 3rd Violation-Notice with additional \$100.00 fine and 60-day Compliance Period
 - Subsequent Violation will incur an escalating \$200.00 fine per event every 60-days.

IT IS ENCOURAGED THE HOMEOWNER RESPOND & PROVIDE SOLUTIONS TO THE BOARD WITHIN 15 DAYS