

MINUTES
COUNTRY WALK ESTATES THIRD EDITION HOA
September 13, 2022

CALL TO ORDER 7:01

- Board Members Ryan McEachern, Tom Ragsdale, Dayla Davis and Staci McDade present.
- HOA members Eric Sherman, Mary Alumbaugh in attendance.

MINUTES

- May minutes available and previously emailed to board.
 - Approved

PRESIDENT REMARKS/WELCOME

- Ask for nominations for 2023 Board Members.
 - Mary Alumbaugh
 - Kathy Shaw
 - Eric Sherman

FINANCIALS

- Review 2022 expenses and balances-
- *Checking balance as of August 31, 2022 is \$52,633.00*

OUTSTANDING DUE AND COLLECTION

- *2022-to date 53 delinquent homeowners.*
- 2021 - 36 delinquent total homeowners.
- 2020 - 21 delinquent homeowners.
- 2019+ –9 delinquent homeowners.
 - Late fees enforced for 2022.
 - Will begin Collection for 34 Homeowners past due \$500.00 again.

OLD BUSINESS

- Will need to review online payments later in 2022 for 2023 as increase of homeowners paid online this year
- Sprinkler system information- Dayla contacted Mark Hanson regarding key to sprinkler system. He states he had given it to a previous Board Member. Suburban Landscape was the company that serviced the old system.
- Notices for violations have been addressed and letters of fine schedule.
- Determine how to donate to the First Baptist Food Pantry for use of meeting space.

NEW BUSINESS

- Next board meeting will be November and will be elections for 2023 Board.
- HOA Member ask about Solar Panels on home. Board does not find anything to prevent Solar Panels. Board approves Solar panels if they are on the roof.

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- Dayla will send postcards notifying Homeowners of election and ask that interested parties attend November 8 meeting.
- Board meetings for HOA to discuss and conduct business. Members may bring forward issues, ideas, and concerns.
- HOA Software has been tabled until further notice.
- Pond maintenance plan for 2022- Cameron Tucker
 - Purchase algicide and hold off on new aerators. Maintenance to be done by Board.
 - 4 consultations for pond improvement, suggestions are as follows
 - Replace aerators
 - Dredging
 - Fountain
 - Cold water
 - Chemicals include algicide and dye.
- Mowing the common area of Rock Road area entrance was brought before the City of Mulvane. We will continue to have Reece continue to mow.
- Enter into record email received from a member with various concerns.
 - Suggestion to turn management to HOA management company.
 - Board voted unanimously not in favor of hiring HOA management at this time.
 - Overage money held by HOA is too much by law.
 - There are no statues found to support this.
 - Carry over is 18 months of HOA operation and contingency account are allowed per HOA legal representation.
 - Expenses and dues have been reviewed by HOA legal representation.
 - Signage in road right of way is not approved by Mulvane City Works. Signs will need to be placed in homeowners' yard or common area.
 - Discussion of possible signage on Rock Rd entrance.
 - Signage in road right of way is not approved by Mulvane City Works.
 - Signs will need to be 2 ½ acres northeast corner of HOA is owned by the City of Mulvane and was initially planned as a park. City said we could add park equipment and they would maintain it.

MEMBER NEW BUSINESS

- Ideas include signage for our HOA.
- Caleb will follow up on stocking fish in ponds.
 - Suggestion to add catfish in big pond and catch and release signs as well as warnings to not eat.
 - 8-12 in is 2.00 per fish 14 inches and up is 4.00 per pound. Delivery fees separate.
- Dayla proposes that we move forward for an estimate from Craig the stoneman for adding a limestone sign. Others will be asked for estimates if available. Dayla will present more at November meeting.
- Cost to dredge each pond according to 2014 Minutes suggested that cost is \$50,000-\$80,000 each and is the reason for contingency savings and is not part of the general budget. Removal of dead tree from big pond.

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- Benches
- Continue to have meetings second Tuesday of January, March, May, September, and November.
 - Possibility 1 meeting per quarter.
 - Concerns is the benefit it would add to ALL homeowners.

CLOSE AND ADJOURN @ 8:30

Next HOA meeting (nominations) November 8, 2022. 7PM @ First Baptist Church of Mulvane.