

FINAL

Countryside Farms HOA Board Meeting
April 17, 2019
Sheriff's substation Hwy 200

Meeting called to order by Acting President, Dona McCann at 12:58pm
In attendance: Dona McCann, Sarah Jane Hoffman, Erin Leff, and Grant Treiber.

Pledge of allegiance

Sarah Jane Hoffman moved to approve today's agenda, seconded by Erin Leff. All 4 board members approve. Motion accepted

Sarah Jane Hoffman moved to approve the minutes from the April 10, 2019 meeting. Seconded by Erin Leff. 3 approve, Grant Treiber withholds his vote. Motion accepted.

Appoint New Board Member- Mike Webb and Coy Jamerson gave short biography and speech. Caroline Nicholson was not in attendance. Sarah Jane Hoffman recused herself from a vote. *Erin Leff moved to appoint Mike Webb to the Board. Seconded by Grant Treiber. 3 approve. Sarah Jane Hoffman did not vote. Mike Webb accepts the appointment.*

Thank you to Coy for your assistance with the community.

Treasurer's Report:

Sarah Jane Hoffman provided Reserve Fund Basic information sheet. Our Road fund IS our reserve fund. Further discussion will occur at the next meeting (May 11, 2019)

Sarah Jane Hoffman moved to combine and move 2 Reserve Fund mature CD's to a higher rate of 2.75%. (37 month term). Seconded by Dona McCann. 4 in favor. Grant Treiber opposed. Motion accepted.

Sarah Jane Hoffman moved to sell 2 operating fund CD's which will be maturing soon, with poor interest rates and try to move to a better rate. Seconded by Mike Webb. All 5 board members approve.

Reserve Acct at Campus USA is in savings account. *Sarah Jane moved that we move 45K of this money and put into a CD with a better rate. Second Erin Leff. All 5 approve*

OLD business

Lot 43 - Dona McCann was presented with finished settlement the day after she became president. Our attorney received the 1st of 4 payments but no signed settlement. Our Attorney to get the signature. If not this week, we can go back to the table and make changes to the settlement. The settlement read "Large canopy oaks with 5" diameter". Lively discussion continued regarding attorney communications. Dona McCann to let us know if the signed copy of the settlement occurs. Concerns about the settlement terms and interpretation by the homeowner. *Mike Webb moved to withdraw current settlement because the board has not had time to review and approve the terms. Further move to contact attorney today after the meeting. Seconded by Sarah Jane Hoffman. All 5 Board members approve.*

Lot 44 - still has screens hanging. Do we wish to take action against the owner of the lot who lives out of state? Grant Treiber has spoken with the owner repeatedly and feels he is making progress with these issues. He has been sent photos of the condition of his house and property. But the C&R does not have language for these issues.

Keypad - We found a vendor/installer (352 Gates), but still have some questions on the details about the internet / cellular plan and video system integration. Coy Jamerson be following up with more information. *Dona McCann moved to TABLE until more questions are answered. Seconded by Mike Webb. All 5 board members approve.*

Lot 58 - On April 12, 2019 Sarah Jane Hoffman and Dona McCann met with the homeowner and Francie Field - owner agreed to and signed an agreement to do repairs by May 31, 2019. (remove and replace boards, remove 3 trees- with letter from septic system advisor for approval, paint fence).

Met with new attorney April 12, 2019 and gave a form to file if it does not get done.

Lot 73 - Request to attorney - to file Injunction relief for Lot 73 to remove donkeys. Mrs. Yvonne Ferrell told us that her husband is not her attorney and is not licensed in the state.

Road Report - Dona McCann had a meeting with homeowner, Charlie Butler who has extensive experience in road inspection. He made the following recommendations: 1. Monitor roads - we have cracks that need to be addressed now (cleaning and sealing). 2. Front entrance/apron - call county DOT and ask them to repair when they do 200 in our area. 3. Edges of roads have some weeds growing - rec: please check your road and please spray with roundup. In 3 years we are going to need to mill and resurface. Mr. Butler added some details of suggested timeline and temporary repairs. Grant Treiber would like to have a specific road repair meeting with Mr. Sanon. Sarah Jane Hoffman will email a copy of the road report to the membership. Click on the [blue link at the top](#) to open report.

CSF Roof Compliance - Mr Janakas sent letter to board, and that the barn on his lot originally received a variance to build with different materials. The attorney advised us the 2 year statute of limitations has expired. No further board involvement. Also, we have attorney looking into lot 73, and 10

Street sign - thank you to Garret Campbell and Sarah Jane Hoffman for resetting the sign.

Insurance- *Sarah Jane Hoffman moved to cancel Workman's Comp. Insurance. Seconded by Mike Webb. All 5 board members approved.* General liability or Workman's comp insurance will be required of all contractors/subs. Mike Webb to review and advise re: insurance options.

New Business

May 4th, 2019 "**Countryside Farms Meet & Greet**" near the retention area by the Edwards. BYO-everything!. 4pm-6pm before the Kentucky Derby. Grant Treiber advised if we block the road we need to advise police/fire.

Trees overhanging the road - homeowner's responsibility to trim. If not, Association can trim and charge homeowner.

Yard Stop Landscaping of the Entrance - Their estimate seemed excessive. Perhaps the Plantastic's Garden Club would like to take over this task.

HOA Board Certification - *Sarah Jane Hoffman moved to require all board members (current or future) to have an HOA Board Certification within the next 45 days- the Board would pay for this. Dona McCann seconded. 4 in favor, Grant Treiber opposed. Motion approved.*

Attorney Moses - Mike Webb wanted to know if there was any conflict with having us retain 2 firms. Should have a protocol for communicating with attorney.

Meeting adjourned 2:39pm by Dona McCann.

Respectfully Submitted,

Erin Leff
Countryside Farms HOA Board Secretary
April 17, 2019

Approved June 7, 2019