

Homeowner's Association of Country Place

Board of Director's Meeting April 10, 2025

In Attendance

David DeMunbrun, President
Gary Boudreaux, Vice President
Victor Hernandez, Secretary
Jean Ayarbe, Treasurer
Marisol Clausen, Communications Officer

1. Approve minutes of last Board meeting (03/12/2025) - minutes approved
2. Financial status of cash / receivables (collections status / update on "no pays")

As of 03/10/2025 there is \$7661.96 in accounts receivable. The current bank balance is \$36,232.03. Fifteen members have not paid anything and are accruing late fees. 9 mail outs were sent for members paying in installments. A total of 24 mail-outs were sent.

3. Legal Matters- The attorney was contacted and a demand letter sent to the Gonzalez residence. The total amount owed to the association is \$988.73 not including recent attorney fees. It has come to the attention of the association that the current owners are experiencing medical hardships. The association will pause on attempts to collect overdue fees. Marisol contacted the Rivera family. They are now on a payment plan and the remainder of their dues will be paid by year's end. There was a home sold on Trails End with no data trace. Jean is working on finding the current owner so they may pay 2025 dues.
4. Status of medians (watering frequency / tree service)- Medians are being watered twice a week for 15 minutes. First week of May, Gary will set sprinklers to run 3x per week for 15 minutes each time. Trees have been replaced. We're expecting another dry summer. The rock wall surrounding the gate at the end of Timber Oaks is falling apart creating an unsafe situation for residents who walk in that area. The railing is loose and about to fall apart. Marisol will get an estimate for repair. The whole side back side of the wall needs to be repaired as well.
5. ACC concerns - The residence on Oak Tree has not moved their utility trailer and have not paid current dues. Marisol sent an email reminding residents that trashcans should be put out no earlier than the day before trash collection and removed after trash is collected. Trash cans should not be stored and left at the street all week. Marisol suggested sending letters to the few residences that are not keeping their front yards clean. Currently there is one resident on Timber Oaks that has bags of trash in their front yard. One resident at the end of Country Oaks leaves their trash cans out at the street on a consistent basis. David recommended sending another email reminder and then following up by calling code compliance.

6. Status of security system - Security system items have been purchased. Victor will upgrade system once his foot has healed from surgery.
7. Status of communications / website - There were 40 page views over the past 30 days. The domain and website needs to be renewed at the end of November.
8. Next meeting - Monthly meeting is scheduled for Monday, May 19th @ 5pm.

Approved by president David DeMunbrun



Date: 5-19-25