

Homeowner's Association of Country Place

Board of Director's Meeting August 18, 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 (05/19/2025) - minutes approved
2. Financial status of cash / receivables (collections status / update on "no pays")

As of 08/19/2025 there is \$4001.96 in accounts receivable. The current bank balance is \$25,667.82. Five members have not submitted any payments and are accruing late fees. Demand letters will be sent to no-pay members. Annual meeting will take place on October 15th. Jean will provide an updated budget. New budget will be discussed at the next meeting. Fiscal year end is October 31st, 2025. At that time Jean will prepare documents for the tax return.

3. Legal Matters- David will send another letter via the attorney to Gonzales residence of Meadow Oaks. They currently owe the association \$1296.56.
4. Status of medians (watering frequency / tree service)- Sprinklers are currently running 3x per week for 15 minutes each time. The Bradford pear tree that died will be cut down and replaced at no cost to the association. It is still under warranty. There are several trees that need to be removed and replaced. The rock wall at the end of Timber Oaks was repaired. Valve boxes in median and the wrought iron gate at the end of Timber Oaks still need to be replaced.
5. ACC concerns - David spoke with a resident on Meadow Oaks regarding multiple complaints received from neighbors about an unkept yard, several vehicles, and noise disturbances. The resident agreed to attempt to sell 2-3 of the vehicles. David will allow 60 days for progress to be made. If no action is taken within that time, he will follow up with the attorney. Marisol will send an email to the resident on Trails End who has had his RV parked in front of his home for several months, requesting that it be moved in accordance with HOA guidelines. We have received complaints about the parking situation at 5210 Hunters Glen. Many times there are several cars parked along Hunters Glen making it difficult for vehicles to pass. If it continues to be a problem we will reach out to the home owner.
6. Status of security system - All camera equipment has been cleaned and is working well. David had his electrician replace all burned out bulbs by the entrance sign.

7. Status of communications / website - The HOA website had 27 page views in the past 30 days.

8. Next meeting - Next monthly meeting is scheduled for September 22nd at 5:00pm.

Approved by president David DeMunbrun



Date: 9-22-25