

Homeowner's Association of Country Place

Board of Director's Meeting November 18, 2024

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 (09/09/2024) - minutes approved - reviewed meeting minutes from 2024 annual board meeting. Made updates to number of lots as 134 instead of 135.

2. Financial status of cash / receivables (collections status / update on "no pays")

Accounts receivable is \$48,089.10 as of 11/18/24. The current bank balance is \$10,910. 54. Jean sent out all invoices last Friday. We discussed no pay members. Currently there are 4 residents that are delinquent in paying dues. Because of the significant increase in dues over the past 2 years David suggested that board members begin paying half of the yearly dues. Jean has already zeroed out balances for current board members. Depending on budget circumstances next year it will be discussed and reviewed. Victor and Jean both stated that a substantial amount of personal time is given up to complete board member duties. David did express concerns over the eroding surplus.

3. Legal Matters- No legal matters.
4. Status of medians (watering frequency / tree service)- Medians will be watered once per week beginning next week. All trees have been trimmed. There were many branches lost likely due to the hot summer with little rain received.
5. ACC concerns - We did receive a complaint from a neighbor about a trailer that was parked in a neighbors front yard for six weeks. The trailer was moved today 11/18/24. She also complained about a broken down Mercedes that has been parked in the front yard of a home on Country Oaks. David will access the situation and mail a letter if needed.
6. Status of security system - An upgrade is needed to update cameras. The cost will be approximately \$500. This will be taken care of next year.
7. Status of communications / website - Annual minutes will be posted to the website.
8. MISC - Through the meal train we were able to donate \$600 to the Giron-Tellez family and 4 meals were donated. The family expressed their gratitude for the neighborhoods support. Victor received a complaint about someone putting out food for the stray cats. They requested that a camera be placed on one of the trees to see if who is doing it.

9. Next meeting - Monthly meeting is scheduled for Monday, January 13th @ 5pm.

Approved by president David DeMunbrun



Date: 1-13-25