

## Homeowner's Association of Country Place

Board of Director's Meeting September 22, 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 (08/18/2025) - minutes approved
2. Financial status of cash / receivables (collections status / update on "no pays")  

As of 08/19/2025 there is \$3296.96 in accounts receivable. Gonzalez currently owes \$1296.56. The current bank balance is \$24,045.22. Three demand letters were sent out to Acosta, Velazquez and Gallegos. Gallegos paid their dues. Gonzalez of Cross Bend owes \$210.00. Currently there is 21K overage from 2025 budget. Budget for trees will increase by \$2K to cover the many trees that need to be replaced. Water budget will increase by 1K. \$750 will also be added for fertilizer. Halloween security will be approximately \$450.00. Luminaria budget is set at \$500. We will keep dues at \$360.00..
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. Watering will go down to twice per week at the beginning of October. There are several trees that need to be removed and replaced. Valve boxes in median and the wrought iron gate at the end of Timber Oaks still need to be replaced.
5. ACC concerns - There is a residence on Oak Tree that has had their RV trailer and utility trailer parked in front of their residence. The utility trailer was recently moved to the back. RV is still parked in the front. An email was sent to Humberto of Trails End to move his RV. It has been parked in the front of the house for several months. Neighbor at Meadow Oaks has several old vehicles, some covered and some uncovered. There are also several dead trees. Olga stated that she will sell three of the cars. If this is not taken care of by the first of the year a letter from the attorney will be mailed to her.
6. Status of security system - All camera equipment is working well. Victor will be in charge of Halloween security.
7. Status of communications / website - The HOA website had 81 page views in the past 30 days.

8. Next meeting - Next monthly meeting is scheduled for October 15 at 6:30pm.

Approved by president David DeMunbrun



Date: 12-22-25