

Homeowner's Association of Country Place

Board of Director's Meeting March 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 (02/12/2025) - minutes approved
2. Financial status of cash / receivables (collections status / update on "no pays")

As of 03/10/2025 there is \$9969.13 in accounts receivable. The current bank balance is \$35,654.28. 17 members have not paid anything and are accruing late fees. 12 mail outs were sent for members paying in installments. A total of 29 mailouts were sent.

3. Legal Matters- David sent a letter to the Gonzales residence. No attempt of payment has been made. The total amount owed to the association is \$988.73 including this years dues and \$258.73 in legal fees. The attorney will be contacted and a demand letter sent to the Gonzales family. The Rivera family has a balance of \$1054.33 including this years dues. Marisol will contact the Rivera family. If a payments is not made quickly they will receive a demand letter from the attorney and will be liable for all attorney fees. Currently there are no leans on either of these properties.
4. Status of medians (watering frequency / tree service)- Medians are being watered once a week for 15 minutes. Gary will set sprinklers to run 2 per week for 15 minutes each time. Weed and feed will not be applied to medians this year. 2 trees have been planted. Marisol contacted the water company. The current meter that is installed is a yard meter. For that reason the association is charged a higher rate. The current rate is \$7.54 per unit and will go up to \$8.67.
5. ACC concerns - David sent a letter to the residence of 461 Oak Tree. They have had a utility trailer parked in the front for several months. It has not been moved. In the recent newsletter Marisol explained the associations rules concerning utility trailers and travel trailers. The association tries to work with homeowners on their RV's but utility trailers are not allowed in the front yard. There is a residence on Country Oaks that continually leaves their trash cans in the front on the street. Marisol suggested sending letters to the few residences that are not keeping their front yards clean.
6. Status of security system - Victor will clean up camera cabinet. Upgrade will begin in late April to May.

7. Status of communications / website - There have been 61 page views over the past 30 days. Marisol asked if there was a cleaner copy of the covenants to post on the website. Current covenants are very difficult to read. There is not a cleaner copy of the covenants available. Scam emails have been sent to all board members. Information for current board members is on the website including email addresses. Scammers have been posing as board members and sending emails from a generated email account. From now on board members will follow up with any requests with a phone call.

8. Next meeting - Monthly meeting is scheduled for Monday, April 14th @ 5pm.

Approved by president David DeMunbrun



Date: Apr 14, 2025