

Homeowner's Association of Country Place

Board of Director's Meeting May 19, 2025

In Attendance

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

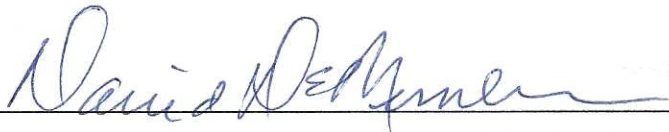
1. Approve minutes of last Board meeting (04/14/2025) - minutes approved
2. Financial status of cash / receivables (collections status / update on "no pays")

As of 05/19/2025 there is \$6206.96 in accounts receivable. The current bank balance is \$35,059.39. Eleven members have not paid anything and are accruing late fees. 9 mail outs were sent for members paying in installments. A total of 20 mail-outs were sent. The insurance premiums for the association are due June 10th. The cost is over \$3000, this includes general liability and directors and officers. Directors and officers insurance is \$1700 alone. David suggested that we drop D&O and go with only general liability.

3. Legal Matters- The attorney was contacted and a demand letter sent to the Gonzalez residence. A regular and registered letter was sent. 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.
4. Status of medians (watering frequency / tree service)- A large branch fell in the median and was picked up by Felix. Effective 05/20/25 Gary will set sprinklers to run 3x per week for 15 minutes each time. The valve boxes in the median will need to be replaced once funds are available. Gary suggested getting volunteers to replace the valve covers. The rock wall surrounding the gate at the end of Timber Oaks will be repaired to include replacing fallen rocks, filling in cement on both sides of the wall and placing a cap on the wall. The cost of repair will be \$1200.
5. ACC concerns - There have been complaints made by neighbors concerning the activities occurring on Meadow Oaks Dr. Overall yard is unkept with several old vehicles in the driveway and side yard. There have been many reports of noise disturbances caused by revving the engine of a loud vehicle. Trespassing on a neighboring yard causing damage to landscaping has also been reported. At this point, David will speak to the attorney as to the best way for the association to proceed. A letter was sent to the residence on Timber Oaks to request that all trash be picked up on the side yard. Code enforcement was out on Country Oaks to advise residents to put trash cans away after trash pick up.

6. Status of security system - All camera equipment has been replaced and is working well.
7. Status of communications / website - The HOA website had 35 page views in the past 30 days. Covenants have been rescanned and replaced online to make them clearer and easier to read.
8. Next meeting - The board will not be meet for the next 2 months. Next monthly meeting is scheduled for August 18th at 5:00pm.

Approved by president David DeMunbrun

 Date: 8-18-25