

Homeowner's Association of Country Place

Board of Director's Meeting January 13, 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 (11/18/2024) - minutes approved
2. Financial status of cash / receivables (collections status / update on "no pays")

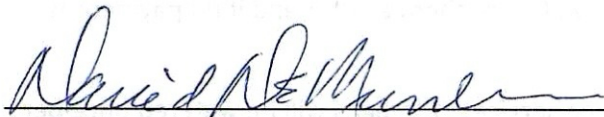
Accounts receivable is \$24,824.13 as of 01/13/25. The current bank balance is \$27,717.23. Jean sent out all invoices last Friday. There are 68 members who are paid in full. 8 members who made partial payments. 58 have not paid. Currently, four residents are delinquent in paying dues from the previous year. 2024 tax return has been submitted. The association did receive a refund from the IRS for \$1898.40. The amount the association originally paid was \$1885.40.

3. Legal Matters- A letter will be sent to the Gonzales residence on Meadow Oaks. No attempt of payment has been made. The total amount owed to the association is \$988.73, which includes \$258.73 in legal fees. David will write them a letter and if no payment is made the attorney will send a letter.
4. Status of medians (watering frequency / tree service)- Medians will be watered once per week for 10 minutes on Saturday evenings. Trees will be marked for replacement. Marisol will conduct research on potential water savings by increasing water usage during December, January, and February. This strategy could raise our base usage, ensuring we remain within the tier one payment bracket. Additionally, David proposed contacting the water company to inquire about base rates available for nonprofit organizations.
5. ACC concerns - There are still utility trailers parked on Oak Tree.
6. Status of security system - An upgrade is needed to update cameras. The cost will be approximately \$550 to upgrade all 6 cameras to color. This was approved by the board and work will begin in March or April when the weather warms up.
7. Status of communications / website - There have been 46 page views over the past 30 days. A notice will be emailed to remind residents of the upcoming due date for dues. There is an upcoming meet and greet hosted by the Northwest Neighborhood Associations to introduce our new city representative Alejandra Chavez. Our board

members have been invited to attend. We were asked to present the top 3 concerns of our association and they are:

1. Traffic safety
2. Maintenance/ or lack thereof, on Country Club Rd.
3. Increasing water rates.
8. Luminarias (clean up)- There was a limited turnout of residents for lighting of the luminarias. It was discussed that, next year, we should survey residents to determine if they wish to continue this tradition. The total cost for the luminarias and cleanup was \$650.00. If there is insufficient interest or support from residents, it may not be worth continuing. Cleanup for the luminarias was completed the following day by the Clausen family.
9. MISC Victor received a complaint regarding an individual leaving food out for stray cats. Upon investigation, he discovered that it was a family member of the resident who was feeding the cats. Victor spoke with the homeowner, who insisted that since it is her property, she could do as she wished. However, Victor explained that this behavior impacts other residents, as the cats are defecating in neighboring yards. David further emphasized that living in a homeowners association involves protecting the quality of life for all residents, and actions that cause a nuisance or annoyance to others should be avoided. Marisol will also address this matter in an upcoming email.
10. Next meeting - Monthly meeting is scheduled for Wednesday, February 12th @ 5pm.

Approved by president David DeMunbrun



Date: 2-12-25