

Homeowner's Association of Country Place

Board of Director's Meeting February 12, 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 (01/13/2025) - minutes approved
2. Financial status of cash / receivables (collections status / update on "no pays")

Currently there is \$15,909.13 in accounts receivable as of 02/12/25. The current bank balance is \$36,136.75. 27 members have not paid anything. 39 mail outs were sent. Currently, four residents are delinquent in paying dues from the previous year.

3. Legal Matters- David sent a letter to the Gonzales residence on Meadow Oaks explaining that they are responsible for paying dues and any legal fees. No attempt of payment has been made. The total amount owed to the association is \$988.73 + 360.00 for this years dues, this also includes \$258.73 in legal fees. If a payment is not made David will contact the attorney. Jean suggested that the bill amount include all attorney fees. Two homes were transferred without the association being aware of the sale/ transfer. The current resident of the home on Hunters Glen paid dues. The other home on 508 Trails End has not paid current dues. Jean sent out an invoice with current dues and late fees.
4. Status of medians (watering frequency / tree service)- Trees have been marked for replacement. Joe is currently looking at tree availability. Medians are being watered once a week for 15 minutes. Marisol contacted the water company and the association is being charged tier two rates for the entire year which is \$7.54 per unit. Residential rates begin at \$3.19. They were unwilling to provide additional information because the account could not be verified. Marisol did receive the needed information to verify the account and will call back to request a lower rate.
5. ACC concerns - There are still utility trailers parked on Oak Tree. There is also a travel trailer and utility trailer parked at the same residence. Travel trailers must be parked behind the front line of the home. Per covenants RV's should be 70 feet from the property line. David will send a letter to the residence on Oak Tree. He also requested that Marisol send an email to neighbors explaining the association rules concerning utility trailers. The association tries to work with homeowners on their RV's but utility trailers are not allowed in the front yard.

6. Status of security system - Everything is good. Upgrade will begin in March or April when the weather warms up.
7. Status of communications / website - There have been 52 page views over the past 30 days.
8. Next meeting - Monthly meeting is scheduled for Monday, March 10th @ 5pm.

Approved by president David DeMunbrun

