

Meeting Minutes
Country Towne Homeowners Association
September 15, 2021

www.countrytowne.org

An open meeting of the Country Towne Homeowners Association was held virtually on Wednesday, September 15, 2021. All Board members were present: Sandy Warren, John Briggs, Carolyn Anderson, Jeff Kaufman, Shawn Bairstow and Nick Penesis. Approximately 8 homeowners were present.

Budget update as of September 15, 2021:

- 1) 4 homeowners are delinquent on their dues that were due by April 1, 2021:
 - a) Two homeowners will be given until December 1, 2021 to pay their outstanding dues for 2021 or liens will be placed on their properties which will remain active until the outstanding debt is paid.
 - b) Lawsuits will be filed against two homeowners who have not paid their assessments for several years. These suits seek to reimburse the Association for the unpaid annual dues plus the corresponding late fees that have accumulated plus our court and legal costs.
- 2) A lawsuit will be filed against one homeowner who remains in violation of our fencing covenant despite notification from our attorney to rectify the situation. Again, the Association will seek to not only rectify the violation but to reimburse the Association for its court and legal fees.
- 2) The Association savings account has \$8,549 in it.
- 3) The Association checking account has \$9,496 in it.
- 4) Expenses projected from now until year-end: \$3,200 for landscaping for September and October (if needed, a November cutting will be done); one insurance policy is due in December at about \$1,000; and legal expenses for the liens and lawsuits.

Homestead Woods clean-up project: This approximately 14 acres of woods are over-run with dead trees and undergrowth and have become both a safety and fire hazard to the surrounding homes/townhomes. Multiple vendors were interviewed about this project and because of the cost to clear this large property, it will take several years to complete. Depending upon our budget after the above expenses, we hope to at least get an initial start on this yet this year.

Question from the audience: Can the HOA do anything to restrict homeowners with boats or RVs from parking in their driveways or yards?

The Board will look into whether Lake County has any ordinances in this regard.