

**Country Towne Property Owners Assn.  
Board Meeting Minutes  
December 13, 2021**

**This meeting was held virtually. Attendees online were Sandy Warren, Shawn Bairstow, Carolyn Anderson, Nick Penesis and John Briggs; Jeff Kaufmann participated by phone.**

**Review of lawsuit settlement meeting:** Sandy Warren, Nick Penesis and Shawn Bairstow attended the December 7, 2021 settlement meeting at our attorney's office to meet with the homeowner and his attorney for whom we have filed suit for an unresolved covenant violation. In summary, we agreed to provide the resident a rendering of what we will accept to bring the property into compliance; it will be emailed to the homeowner for his review and approval. If accepted by the homeowner, we will have our lawyer draft up a settlement agreement and suspend the lawsuit, which is currently on the docket for January 2022.

**Unpaid assessments:** We have 2 homeowners who have not paid their dues for 2021. (Two other long-delinquent homeowners have liens on their properties.) The Board unanimously decided that after two consecutive years of non-payment, we will have a lien put on the property, which would remain in place until the debt is paid (including late fees).

**Assessments for 2022:** It will be necessary for the assessments to be increased to \$150 from \$135 effective in 2022. Assessments are used to pay for the open space landscaping (grass cutting) and maintenance (tree removal/planting), HOA insurance, annual filing fees, legal fees as well as other items that may come up. In 2022, the clean-up of the open-space woods on Homestead Road will require additional funds due to the size and deterioration of this area, which has become a fire and safety hazard due to dead/dying trees and rampant undergrowth. The size and cost of this project will be a multi-year effort. The last time the assessment was increased was in 2013 when it went to \$135 from \$120.. All dues notices for 2022 will reflect this new amount.

Meeting adjourned at 8:00 pm.