COUNTRY HOLLOW CONDOMINIUM HOMEOWNERS' ASSOCIATION
Quarterly Meeting
June 28, 2025

Board Members Present: Lance Swanson, President
Barbara Billingsley, Treasurer
Nathan Sparrow, Board member
Lyle Jackson, Secretary

Staff Members Present: Sylvia Meyer, Office Manager

Call to Order:
A quorum was established, and the meeting was called to order by the President at 2:00 p.m.

Owners Present/Open Forum:
Homeowners present: Units: 204, 419, 501,509, 604, 1015

The President welcomed the owners, and the proxies for voting were gathered.

Approval of Minutes: None available

Officer Reports:

President Report – Agenda was provided to the owner's present.
Projects underway:

- Perimeter fencing
  - New contractor will start work on 7July.
  - The original contractor was terminated for non-compliance with the original contract.
  - All moneys paid to him will be refunded to the HOA
- Rotten wood on the exterior of all the buildings
  - Each building is being inspected for damaged/rotten wood.
  - Each building in turn will have the wood replaces and painted.
- Landscaping rocks are being placed in an area intended for xeriscaping
  - Bids are being obtained for this material
  - Willim Clarkson, board member, has been asked to help oversee this project
- Signage for the Property
  - The current sign is weathered and damaged.
  - A bid was approved for the replacement of the sign outside the office
  - The current sign near the Country parkway entrance will be resituated and the number of the address of this gate: 12922 Country Parkway

Other Business:

- $62000 has been refunded from the old insurance carrier. The amount minus $20000 was deposited into the HOA savings account to be held against the reserves needed by the association.
  - The $20000 was held out for the fencing project.
- Item from Mr. Juan Cienfeugos
  - Mr. Cienfuegos proposes changes to the HOA to the effect of changing the bylaws to allow short term rentals (STRs)
  - The board agreed to query the owners on this issue.
- Ms. Lillian Galdeano raised a number of issues related to the management and maintenance of the property.
  - Issues discussed:
    - Pool filters, debris from the trees surrounding the pool, trimming the trees near the pool.
    - Use of the emergency phone number and its monitoring.
    - The answering of email to the office regarding complaints and deficiencies.
      - These issues were discussed and appropriate notice will be given to employees to correct any deficiencies

- The need of a new budget on the election of a new board mid-year.
  - The HOA fiscal year is January to January mid-year changes in the budget are uncalled for and impractical.

Treasurer Report – Barbara Billingsley - None provided

No Unfinished Business None

The Next Meeting: August 20, 2025, 2 PM

Adjournment:

Submitted by,

Lyle R. Jackson, Secretary

Lance Swanson, President