COUNTRY HOLLOW CONDOMINIUM HOMEOWNERS' ASSOCIATION

Board of Directors Meeting
September 14, 2024

Board Members Present: Lance Swonson, President
Edward Long, Vice President
Barbara Billingsley, Treasurer
Nathan Sparrow, Secretary
Bill Clarkson, Member

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 9 am.

Owners Present/Open Forum:
Homeowners Present represented by Condo #'s: 106, 204, 207, 407, 604, 609, 1015

The President, Lance Swonson, welcomed homeowners to the Meeting.

Aron Robertson Insurance, Broker for Country Hollow Condominium, was present.
Mr. Robertson spoke for 20 minutes addressing the owners regarding 2024 Property Insurance.

Owners were asked to email their questions to Country Hollow Condominium Association Office.
Lance discussed the questions emailed to Association's office:

1. Install electric station - $100,000 – accessibility to our property by all –
   Not feasible.
2. Can we get dumpsters with side doors?
   Answer: Waste Management cannot do a side slider door/window for 3 yards or 4 yards. - we are contracted for side load trucks for our 3–4-yard dumpsters.
   Not front loads. Any dumpster larger - do not have side/slider windows.
3. What is the percentage of owners to renters?
   Answer: 39% renters, 63% owners. Texas owners are not required to tell the HOA if you are renter or owner.
4. What is the total amount in Reserves?
   Answer: $177,085.57
5. Amount of CD's?
   Answer: We have no CD's.
6. How many owners have not paid their Special Assessment?
   Answer: All owners have paid their Assessment.
7. How many owners are behind on their HOA Dues?
   Answer: We have sent two owners' finances to the lawyers. Once paperwork is sent to the lawyers, we are no longer able to have contact with the financials.
8. What is the Difference between and HOA Fee and an Assessment?
   Answer: An assessment is an extra fee to assist expenses for the Association.
9. Do we pay Holidays to our employees?
   Answer: Yes, we pay Holiday pay to our employees; up to the employer. 8 Holidays for CHC. It went to the Board and the Board wants to pay them. If we want quality people working for us, it is a fairness to the employee.
10. How and why do we have two people working in the office?
    Answer: I have addressed this before and this will be the last time I will address it, because it has been brought up before: When Raul was here, Raul helped Sylvia tremendously in that office. Getting contractors lined up and getting other information – so there were really 2 people that worked in there, it was not just one. Plus, Raul also worked outside. Again, you are right, you don't know what goes on inside this office. It takes two people to run this establishment. Job Description – request what each do. Office Assistant duties attached.
11. Office Hours? Will they remain the same?
    Answer: Office hours can be 6 am to 5 pm. Monday – Thursday. Any checks can be dropped off in the drop box. A perk is a 4-day week.

12. Are we still paying for uniforms?
    Answer: Yes, we are – we are on a contract with CINTAS – 5 years. Uniforms represent the community so you know who they are – it is a perk, a benefit.

Lance spoke on all the construction projects and pool pump. Point being: Costs are going up, but we're so far down here – things are so expensive – even if we cut uniforms, it is a band-aide.

13. Cameras – Budget will be determined by the year 2025. Finishing the Fence.
    Maintenance – Fence – we don't have capability or experience to do this internally. Welding – removing fence from property….
    Tree Trimming - $415.00 dumpster.
14. Are contractors being asked to provide a contract – are they licensed. Answer: Auditor checks our books.
15. French Doors – Building 4 – keep it consistent to match. Two units have white French doors. Paint or French doors? Paint needs to be consistent. Rehashing incident. When I bought that condo, French doors were there. Yes, since French doors were put in, you can have French doors. If not painted all the same color. Apparently, it went through the test back then.

Genny: Painting – on the outside. Patio – it services your unit only. People have asked us that. Two issues recently: Homeowners were upset – wood outside patio. Concrete – foundation to hold your banister. We can give you the color to match the banister.
Lance: Board vs. Homeowners – anytime you want to know something – let us know.
Barbara: French door – painting – polimer fiber… Can't be painted. Base sealer inside the paint.
Genny: Just to cover the issue, this is what I am hearing.
Lance: You can have an outside screen – beige – bamboo.
Sylvia: We had someone who had white curtains - cannot do that color.
Lance: Top balconies – no flower pots.

Cut off valves – we want two cut offs. SAWS. #2 – Buildings 6-10 #1 – Building 1-5 and office. – This has been completed.
Barbara added that she puts cut offs in her units.
Good information, Genny said. Hey, everyone gets cut offs; Not everyone will.

The Next Meeting: None scheduled

Adjournment:

Submitted by,

_____ _____

Nathan Sparrow, Secretary Lance Swanson, President