

Country Square Board of Director Meeting Minutes

3/18/24

Time Start: 5:02pm (AST)

Purpose: Board of Director Meeting

Roll Call

present	President: Barbara Ramsey
absent	Vice President: Shana Ackles
present	Treasurer Diane Hodge
present	Secretary: Daphne Mikes
present	Director: Ljiljana Rezic
present	Director: Angela Southwould
present	Director: Adrianna Schultz
absent	Director: John Ho
present	Director: Leslie Kramer

Other homeowners/unit #/guests present:

Christina - PMSI; Virginia Moore #108; Luz Chamberlin #307; Shelley Schroeder #607

Proof of notice of meetings:

This meeting was noticed by **PMSI** through email broadcast to homeowners on 3/6/24 and 3/11/24; and posted on Facebook (<https://www.facebook.com/groups/371343847724776>) on 3/1/2024 and 3/15/2024.

A. Approval of the Agenda

Motion to Approve the Amended Agenda made by Angie, and Leslie seconded.

After no further discussion, the motion passed.

Motion: Approve agenda	
yes	President: Barbara Ramsey
absent	Vice President: Shana Ackles
yes	Treasurer Diane Hodge
yes	Secretary:: Daphne Mikes
yes	Director: Ljiljana Rezic
yes	Director: Angela Southwould
yes	Director: Adrianna Schultz
absent	Director: John Ho
yes	Director: Leslie Kramer

B. Minutes approval of the February 12, 2024 Board Meeting

Minor grammatical changes, clarification of the closing of the Northrim Bank account and correction of Adrianna’s name from Diane were submitted before the meeting.

Motion to Approve the Board Meeting minutes of 2/12/24 made by Diane, and Adrianna seconded.

After no further discussion, the motion passed.

C. PMSI - Month 13 - Christina

Snowman asked PMSI if the Board wanted to have another snow haul. The Board discussed the possible options (Full, 1/2, or let it melt) and Christina expressed a concern if there was another major dump there may be no room. Christina was asked to get the cost of a full dump, 1/2 dump, stacking or if Snowman had another option. Information would be sent to the Board for a final decision. Christina to also get new bids for coming year snow removal.

Christina continues to work on personal property in garages and non-moving vehicle violations.

Ljiljana expressed concern that the leak in the garage ceiling from #403 has been fixed and the hole in the ceiling still needs to be repaired.

This week, Christina is going to inspect the garages to document a list of any other sheetrock work needed for efficient use of the handyman, and which parking unit still has personal property in the garage.

D. Financial update - Diane

Diane discussed the January and February Treasurer Reports.

The Edward R Jones cash account has \$75,000. This amount is the recommended 3 months of operating expense, but the interest rate is a minor 1.7%. The Board discussed putting the balance of the cash funds into a Money Market Fund - as long as funds could still be accessed quickly if needed and are still insured.

Diane to work with Edward R Jones on laddering the CD funds that recently matured and confirm there are 3 signers on the account.

Motion to Accept the Treasurer Reports made by Ljiljana, and Leslie seconded.

After no further discussion, the motion passed.

Motion: To approve 2/12/24 Board Meeting Minutes with the minor changes.	
yes	President: Barbara Ramsey
absent	Vice President: Shana Ackles
yes	Treasurer Diane Hodge
yes	Secretary:: Daphne Mikes
yes	Director: Ljiljana Rezic
yes	Director: Angela Southwould
yes	Director: Adrianna Schultz
absent	Director: John Ho
yes	Director: Leslie Kramer

Motion: To accept the January/February 2024 Treasurer Reports	
yes	President: Barbara Ramsey
absent	Vice President: Shana Ackles
yes	Treasurer Diane Hodge
yes	Secretary:: Daphne Mikes
yes	Director: Ljiljana Rezic
yes	Director: Angela Southwould
yes	Director: Adrianna Schultz
absent	Director: John Ho
yes	Director: Leslie Kramer

E. Other committees/topics:

Amendments to Country Square Legal Documents Committee - Barbara/Diane/Daphne.

A report was submitted via email for the last two meetings. Since this is a complicated subject and discussion would be lengthy, the Board decided to have a special meeting to discuss and the HOA will be noticed as well.

Lighting Committee - Barbara/Shelley
In process. Further committee meetings

Security/Pet Committee - Adrianna, Daphne, John
In process. Further committee meetings

F. UNFINISHED BUSINESS

The Board was updated on the repairs to the exterior of 3001.

The stair brackets replacement was more complicated and time consuming than Peter, with 3E Construction anticipated. Cost will be honored at \$2,500. However, it will cost \$6,500 for any other buildings. The Board will spread out the bracket work over time.

3E Construction also indicated the specs for the landings repair need to be revisited, and Peter requested an on-site visit with Board Members. Diane and Daphne agreed to coordinate meeting 3E Construction there to better understand the issues.

Virginia (#108) asked if the Board received the information she sent from the MOA about ice damming guidance from the MOA. Christina reminded the Board that the roofs were installed to code and functioning as designed. The excessive snow with freeze/thaw is what is causing the leaks. The Board discussed obtaining costs to have the portions of the roofs where leaks have been observed shoveled at regular intervals next year for budgeting purposes.

G. ITEMS ON HOLD OR TABLED

H. New Business

There were Part 1 Complaints about the dog poop and personal property in the garages. The dog poop left by 103 unit appears to be resolved with the tenant potentially moving out. Christina will report on the personal property in the garages at the next meeting.

There were no Part 2 violations decisions for the Board to make.

I. Adjournment

Motion to adjourn was made by Daphne and Adrianna seconded.

Discussion of maintenance items for Luz (307) and disappearance of the tow sign from Shelley (607) was scheduled for after the meeting.

After no further discussion, the motion to adjourn passed.

Motion to Adjourn	
yes	President: Barbara Ramsey
absent	Vice President: Shana Ackles
yes	Treasurer Diane Hodge
yes	Secretary: Daphne Mikes
yes	Director: Ljiljana Rezic
yes	Director: Angela Southwould
yes	Director: Adrianna Schultz
absent	Director: John Ho
yes	Director: Leslie Kramer

Time End: 6:51 pm AST