

President	Dave Simpson
Vice	
Treasurer	Frank Stehley
Secretary	Sheila Hoyer
Board Members	
	Doug Traub
	Dave Simpson
	Frank Stehley
	Tom VanVlack
	Tony Fischer
	Corey VanVlack
	Sheila Hoyer
	Chad Tipton
	Ed O'Leary
	Tim Crawford
	Laurie Traub
	Carol Birch
	Paige Wilson

Countryside Homeowners Association Quarterly Meeting Minutes

January 13, 2026 7:00pm **ZOOM Meeting**

I. Call To Order: President Doug Traub called the meeting to order at 7:01 pm. Attending board members: Doug Traub, Sheila Hoyer, Connie Birch, Ed O'Leary, Frank Stehly, Dave Simpson, Tim Crawford, Tom VanVlack, Corey VanVlack, and Laurie Traub. Board members not in attendance: Tony Fischer, Paige Wilson, and Chad Tipton.

II. Quorum was confirmed.

III. Minutes of November 2025 Meeting: There were no changes requested for the November meeting's minutes. Frank moved to approve the minutes. Laurie seconded the motion. All in favor. Motion passed.

IV. Financial Report: Frank reported that the general account started with a balance of \$50,039. The total for HOA dues deposited this period was \$1,070. Expenses were \$28,314, which included the \$23,619 expense for tree removal paid to Emery Tree Service. It was noted that our insurance requires the removal of any tree which might present a hazard. The general account balance is now \$25,074. Countryside has a \$3,000 credit with the co-op. Ten HOA dues are still not paid. This will now be Frank's priority. He will send out a final letter with another \$40 fine noted before sending the matter over to a collection agency. Countryside received an IRS notice which will be forwarded to Ketel Thorstensen to address. Sheila made a motion to approve the Treasurer's report. Dave seconded. All in favor. Motion passed.

V. Election of officers: Dave Simpson was voted in as president, Frank Stehley for treasurer, and Sheila Hoyer as secretary. Doug will continue to look for a person who would be willing to serve as vice president.

VI. Committee Reports:

- a. Records Committee: No report.
- b. ACC: Ed reported there were no actions or requests received.
- c. Park and Grounds: Tom reported the following:
 - i. *Windstorm Related Tree Removal*: The damaged trees behind Tanager were removed. The drainage areas are a mess with many downed trees and limbs. Doug counted 18 trees down by the pickle ball court. They are no danger to homes or property, so will be addressed at a later date. It was noted that FEMA funds should be available. Tom will check into next steps to obtain a FEMA grant. Trees that were broken off present a hazard to kids who might be tempted to climb them. Doug volunteered to cut the trunks down to stumps to remove these hazards.
 - ii. *Street Repair*: There were no new potholes noted.
 - iii. *Fire Mitigation*: Two large, dead trees were removed. Doug has been unsuccessful in reaching Lt. O'Connor regarding the pending reimbursement from the city. Countryside should receive at least 60% back of the \$17,000 cost for tree removal.
 - iv. *Library*: Tom is waiting for the construction of the book box to be completed. He will then mount it by the records shed.
 - v. *Park Water Usage*: Doug researched rainfall data for last year compared to 2024. He reported that we received four inches more rain in 2025 than in 2024. Consequently, our water usage per month was two and one-half times less than in 2024. Dave will research whether there is an irrigation clock that accepts 19 zones. It would provide a real cost savings.
 - vi. *Park Pavilion Roof*: Due to normal wear, the roof will be replaced next spring. There are two companies in our development that could provide bids for the work.

Frank made a motion to approve the Grounds and Park report. Ed seconded. All in favor. Motion passed.

VII. New Business:

- a. Doug noted that mailboxes adjacent to the highway were damaged. The Postal Service will repair these. The owner's mail will be held at the post office and delivered after the boxes are repaired.
- b. Sheila requested a bag dispenser for dog refuse to be installed where the walking path meets Pinyon Jay.

VIII. Old Business: None

IX. Next HOA Meeting: April 13th, 2026, at 7:00 pm via Zoom.

A motion to adjourn was made at 7:36 pm by Tom, seconded by Tim. All were in favor. The motion passed.

Respectfully submitted by Sheila Hoyer