

# **Countryside South Homeowners Association**

## **Board of Directors**

### **January 27, 2009**

The meeting was called to order at 6:32 PM by Todd Christoffer. Present were Dean Aurand, Eric Helgeson, John Mattson, Robert Ellis, and Jean Mattson (guest). Bob Truman (guest) also arrived later during the meeting. A quorum was present.

#### **Board Minutes from November 25, 2008**

The minutes of the November 25, 2008 board meeting were reviewed. Motion to accept by Robert Ellis. Second by John Mattson. Motion passed unanimously.

#### **Treasurer's Report**

The report was presented by Dean Aurand via a printed letter and report from Jim Gilbert. The balances on our accounts total \$39,800.85. Jim Gilbert included a list of expenses for 2008 and made a suggested budget for 2009 based on these expenses.

Motion to accept 2008 Treasurers Report by Todd Christoffer. Second by Dean Aurand. Motion passed unanimously.

The board briefly discussed the proposed 2009 budget. It was noted that the summer grounds expenses were higher than budgeted for 2008. The higher amount was due to the "wet" year and extra mowing.

#### **Old Business**

##### **2009 Assessment / Review CPI Index**

From Jim Gilbert's treasurer's report, the "overall" CPI was 3.8% for 2008. Last year we increased the maximum assessed dues to \$124. Using the 2008 CPI,  $\$124 \times 3.8\% = \$128.71$ .

Motion to accept 2009 maximum dues at \$128.71 by Robert Ellis. Second by Eric Helgeson. Motion passed unanimously.

The floor was opened up for discussion about the actual assessment for 2009. What kind of capital projects need to be done? We need to prioritize and identify these projects. The pros and cons of raising the actual assessment for 2009 were voiced. The 2009 assessment will be \$125.

Motion to accept 2009 assessment at \$125 by Dean Aurand. Second by Robert Ellis. Motion passed unanimously.

We need to have 2009 dues notices 30 days in advance of the due date. Todd Christoffer will instruct Jim Gilbert to have notices sent by March 15, 2009. It is likely the notices will go out much earlier. We discussed the 2009 dues date and settled on April 15, 2009.

Motion to set CSSHOA dues date on April 15, 2009 by Dean Aurand. Second by Robert Ellis. Motion passed unanimously.

Additional discussion about the 2009 budget was held. Beyond the fixed expenses for 2009, we need to develop specific plans for capital projects. The board and homeowners should come to the February meeting with ideas.

**Homework:** For the next board meeting, bring ideas for capital projects and improvements to our community.

The rest of the 2009 budget discussion was tabled for our next meeting.

### **Elements of Harmony**

Dean Aurand presented an “Elements of Harmony” document for evaluating proposed improvements to a homeowner’s property. The Architectural Control Committee would use these guidelines. It was noted that we need to avoid using hard numbers, because these hard numbers are not currently stated in the Covenants. The elements can be used to evaluate the property, but they should not be used to accept or deny a proposal. The elements shouldn’t be used as a form of measurement.

## **New Business**

### **Rossenbum Signs / Street Sign Vandalism**

The most recent repairs to the street signs cost \$452.03. Darin Pryor gathered information about using hunting cameras to monitor the signs. The options varied in price. This may enable catching the persons responsible. It was suggested we replace the signs, but replacing the signs would be very expensive and take away from the unique nature of the current signs.

The CSSHOA will prosecute the persons responsible. We briefly discussed making an award available. The current damage total is \$1,100+ and this will be noted in a newsletter.

<http://legis.state.sd.us/statutes/DisplayStatute.aspx?Type=Statute&Statute=22-34-1>

As noted in the SD Codified Laws link above, the recent vandalism is a serious matter.

### **Fire Department Lease**

We were presented with the annual lease for using the Fire Department and it was \$120.

### **Weight Restrictions**

Recently, some board members have noticed a lot of heavy truck traffic on Countryside Boulevard. We will ask the road district about how load limits work in the spring due to having a frequent freeze/thaw winter so this year.

### **Domain Name (csshoa.org)**

It was asked if it would be cheaper to renew the CSSHOA domain name for 5 years at a time. Eric Helgeson will investigate.

### **Safety**

Please watch out for people walking and running in the neighborhood. Make sure your light is lit in your front yard. It is a Covenant requirement. We will ask the Road District to visit at the next meeting and talk about lights in the neighborhood and any other road issues.

### **Mountain Lion Safety**

There is a mountain lion(s) in the vicinity of the development. We know of at least two cases where SD GFP has responded to calls about a mountain lion. A link to Mountain Lion Safety will be added to the web site.

### **Letters From The City About Septic Field Inspections**

Bob Truman from the Colonial Pine Hills Sanitary District stopped by and talked a bit about the upcoming required septic field inspections. The final details on how the inspections would work have not been worked out. If homeowners would like to provide input on the process, they should contact the Pennington County

Commissioners. A link will be posted on the web site for the Pennington County Commissioners. A notion was floated that suggested we might be able to get a discount on septic field requirements if the we used the same service. Bob Truman will run that by the water district. Everyone was in agreement about the goodness of these inspections, but how they will work was the concern. Bob Truman will try to stop by at our next meeting with updates. If you do get your septic system pumped, make sure you have them do the inspection checklist for the record.

#### **Future Land Use**

Robert Ellis gave us copies of the final Future Land Use plan for the “Sheridan Lake Road Neighborhood Area”. A high resolution version of this document will be obtained for the web site.

#### **Adjournment**

Todd Christoffer motioned we be adjourned. Dean Aurand second. Adjourned at 8:17 PM.