

Countryside South Homeowners Association
Board of Directors
April 28, 2009

The meeting was called to order at 6:35 PM by Todd Christoffer. Present were Dean Aurand, Eric Helgeson, John Mattson, Robert Ellis, Jim Gilbert, and Darin Pryor. Guests included Alan Berreth and John Pentecost.

Sign Update

Allan Berreth updated the board on the Countryside South sign. The granite has arrived at Rausch Monument. The slab is highly polished and a bluish-gray color. Below is a sketch of the proposed design:



We agreed the etching should go ahead with "C" having a slight adjustment to make it follow the hills contours at the top of the sign. Board members should visit Rausch Monument when the etching is done to assess what (if any) colors should be used for the etched areas. We can discuss the colors at the May meeting.

Board Minutes from February 24, 2009

The minutes of the February 24, 2009 board meeting were reviewed. Motion to accept by Robert Ellis. Second by Jim Gilbert. Motion passed unanimously.

Treasurer's Report

Jim Gilbert presented the report. The combined balance on the checking, CD, and money market account was \$57,192. This includes the 2009 dues collection of \$19,310. 29 homeowners are delinquent on the dues. 2nd dues reminder will be sent around May 15. Nancy Filer will be collecting the dues.

Jim Gilbert is moving out of the neighborhood and has tendered his resignation. We don't need to fill the board position, but we do need to fill the Treasurer position. We should think about this for the next board meeting.

Motion to accept treasurer's report by Robert Ellis. Second by Dean Aurand. Motion passed unanimously.

Fence Repair

Todd Christoffer discussed the status of the fence repair. The Fence Connection will repair all of the damage. The first check is in from the driver and we have the name of the second driver. Repairs will be around \$1,000 total.

Lot 5, Rockress Court Drainage

Homeowner John Pentecost presented additional pictures of the drainage issue he has experienced. The recent wet period and hard winter has increased the problem. We discussed who is responsible for the drainage. Robert Ellis noted there is an 8 foot drainage easement at the edge of John Pentecost's property and typically, the homeowner is responsible. However, the drainage area was designed to dump into the retention area behind his property, which is a common area. The homeowner was asked to come up with an estimate to fix the drainage pattern, which could include a public sidewalk. Additional discussions will be held once an estimate is obtained.

Improvement Projects

The replacement of the blacktop sidewalks is a top priority. They are rapidly deteriorating. Robert Ellis researched the cost and estimated the entire repair project to be around \$58,860 for all three sections. This is a lot of money compared to our budget, so we may look at replacing the sections in several phases. Robert Ellis will look at additional options and see if we can hone the cost down.



The next highest priority is the playground equipment. Again, the expense would be high with many options well into 5 figures.

Community Garage Sale

The date has been fixed on June 6, 2009. We will request a dumpster be available in the common area Friday through Monday. The activities/social committee will make the necessary notifications.

Common Area Usage

A homeowner requested use of the common area for about two months for temporary parking. The common area near the pavilion is for all homeowners to use on a temporary basis. We will ask the homeowner to consider the needs of the snowplow and dumpster.

Architectural Control Committee

The committee should take action independent of the entire board and then present the results to the board for final approval.

Mowing

It is spring and the grass is starting to grow. Bids will be solicited for mowing of the common areas.

Adjournment

Todd Christoffer motioned we be adjourned. Second by Eric Helgeson. Adjourned at 8:06 PM.