

Countryside South Homeowners Association

Board of Directors

June 23, 2009

The meeting was called to order at 6:45 PM by Todd Christoffer. Present were Dean Aurand, Eric Helgeson, and John Mattson. A quorum was reached.

Board Minutes from May 26, 2009

The minutes of the May 26, 2009 board meeting were reviewed. Motion to accept by Dean Aurand. Second by John Mattson. Motion passed unanimously.

Treasurer's Report

The Treasurer's position is vacant. Todd Christoffer presented the report. We have a total of \$57,815.02 for all account balances. Current receipts and future expenses were reviewed. Todd Christoffer talked again to Earthworks about the frequency of mowing to reduce CSSHOA costs.

As of June 23, 2009 eight homeowners have not paid the 2009 Annual Assessment.

Motion to accept by Eric Helgeson. Second by John Mattson. Motion passed unanimously.

Sidewalk

Lester Robbins was selected as the sidewalk contractor. Work has begun and will be completed soon. 5% will be held back until final fill-behind landscaping is finished. Planting grass during the middle of summer doesn't work well.

Fence

The Fence Connection tried to start repairs 2 weeks ago. However, the posts they received were not correct. Blank posts will be received with proper holes drilled. The insurance check to pay for some of these repairs is still missing. Todd Christoffer will request a new check be issued.

Front Entrance / New Sign

Concrete forms for the island at the front entrance were started. The rock for the current sign will be detached from the sign as the new sign will require significant footings. The streetlight at the entrance was not metered. Both the streetlight and entrance sign light will be on a meter. CSSHOA will be responsible for the recurring costs of electricity and water. The road district has agreed to split the one time electrical hookup fee required for these changes.

A compromise was reached between the HOA and the road district for the final finish of the new entrance sign. It will be between shiny and dull.

Weeds

Warne Chemical contacted Todd Christoffer about taking care of noxious weeds in the development. The estimated cost was about \$180 and will be done where needed.

Architectural Control Committee

A homeowner replaced an existing fence with a new fence. The ACC was contacted at the last minute. Homeowners should clear these changes well in advance before the work is done.

Recent eMails

A pair of eMails were received this meeting date making suggestions to the Board.

One homeowner would like the snowplow to be removed and thought the snow removal this year was great. Normally, the snowplow is removed at the end of the snow season. We were told it would be removed very soon by the road district. The same homeowner liked the web page. The homeowner questioned the number and use of signs to advertise property for sale. Todd Christoffer will address the homeowner directly.

A second eMail addressed Article VII, Section 11 of the covenants. Eric Helgeson and Dean Aurand will address the homeowner directly.

Welcome Letter

John Mattson suggested we develop a "welcome form letter" for new homeowners. We thought that would be a good idea. Todd Christoffer will draft a welcome letter. We don't always know about new homeowners, however.

Web Site

Eric Helgeson will make a more prominent notice of the homeowners eMail list on the web site <http://csshoa.org>.

Adjournment

Dean Aurand motioned we be adjourned. Second by Eric Helgeson. Motion passed unanimously. Adjourned at 7:32 PM.