

Countryside South Homeowners Association

Board of Directors

August 25, 2009

The meeting was called to order at 6:37 PM by Todd Christoffer. Present were Eric Helgeson, John Mattson, and Robert Ellis. A quorum was reached. One guest was present; Judy Nuber.

Board Minutes from July 28, 2009

The minutes of the July 28, 2009 board meeting were reviewed. Motion to accept by Robert Ellis. Second by John Mattson. Motion passed unanimously.

Homeowner Comments

Judy Nuber suggested we should obtain a new meeting sign for the second entrance to Countryside South. She also suggested the sign be redesigned for better visibility. The board thought those were great ideas. Eric Helgeson will obtain details on the cost of a new sign and redesign of the sign inserts.

Judy Nuber wondered when the rest of the sidewalks would be replaced. This past summer we obtained bids to replace the rest of the sidewalks in the development with concrete. We did not have enough money to replace all of them at once. The rest of the needed sidewalk replacement is at the top of the improvement list. We hope to start again early next summer, after the 2010 dues are collected.

Our guest also requested that the common areas be cleared again. The commons areas are cleared on a regular basis.

Judy Nuber asked about whether the common area near her house could be purchased. Article II, Section 1C of the Covenants restrict the selling of Homeowners Association property to "any public agency, authority, or utility". If we could sell the common area, any structural improvements would need to be approved by the Architectural Control Committee.

With the school season coming soon, Judy Nuber wants to let parents know that it is dangerous to park their cars on Clarkson Road by the bus stop. A note will be placed on the web site and in the upcoming newsletter.

Judy Nuber also asked about the parking of campers and such on your property. We recently had a similar question from a concerned homeowner. Here is a portion of the eMail we sent in reply:

One of the reasons our neighborhood is a great place to live is the Covenants. You specifically referenced Article VII, Section 11. I have driven around the neighborhood a couple of times since receiving your eMail. I did notice several RV-type vehicles on homeowners properties. Over the past weekend, I noticed several of those were gone. This suggests the activity was of a temporary nature. I didn't notice anything egregious. It is the position of the Board that temporary parking of RV-type vehicles in the summer on homeowner's properties is not a strict violation of the Covenants. If we discover permanent parking of RV-type vehicles, we would take steps to notify the affected homeowner(s) of the violation. (Date Sent June 23, 2009)

Treasurer's Report

Welcome to our new Treasurer, Jason Collins. Some homeowners' dues have yet to be paid. Three notices have been sent. Liens will be placed on these properties.

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

Maintenance Agreement with the Road District

Eric Helgeson talked to former CSSHOA board member Jim Jeffries about the context of the Maintenance Agreement with the Road District. The agreement was created to allow the CSSHOA and the Road District to work together and expend funds on mutual interest projects.

Annual Meeting

The annual meeting will be during the October meeting on the 27th. A notice to homeowners needs to be sent. All board members should review the [by-laws](#) the September meeting.

Newsletter

Recently, a homeowner is using the common parking area by the basketball court to park their boat trailer. It has been there for a some time. The upcoming newsletter will remind homeowners that the common parking area is for temporary use only.

Adjournment

Motion to adjourn by Robert Ellis. Second by Todd Chirstoffer. Motion passed unanimously. Adjourned at 7:54 PM.