

Countryside South Homeowners Association

Board of Directors

March 30, 2010

The meeting was called to order at 6:40 PM by Dean Aurand. Present were Eric Helgeson, Robert Ellis, John Mattson, Darin Pryor, and Jason Collins. A quorum was reached. One guest was present.

Board Minutes from February 23, 2010

The February 23, 2010 board meeting minutes were reviewed. Motion to accept by Robert Ellis. Second by Darin Pryor. Motion passed unanimously.

Fence Repair Reimbursement

We are still waiting on Todd Christoffer to provide details on steps to take to get reimbursed for fence repairs.

ACC Chairman

We will need to find someone new to take on the ACC Chairman position, currently held by board President Dean Aurand. At our annual meeting, we opened the board up to a maximum of 9 people. This leaves the board 2 positions to fill as needed.

Delinquent Dues

See Treasurer's Report.

Property Taxes

Dean Aurand sent a letter to the Pennington County Treasurer. The actual value of our common grounds has changed. It is unlikely that a protest will make any difference. The way this type of property is valued has changed countywide.

Schedule Annual Audit

We still need to schedule an annual audit.

Garage Sale Date

Motion to set the Countryside South Annual Garage sale on May 22, 2010 by Dean Aurand. Second by John Mattson. Motion passed unanimously.

Treasurer's Report

Jason Collins presented the treasurer's report. Our current account balances total \$24,693.86. Our property taxes have approximately doubled. Since we are required to pay for the street light, our utilities will also increase a fair amount this year.

No new news from Jim Jeffries regarding liens for the following homeowners:

Charles Doolittle at 5472 Barberry Circle (2008 and 2009)

Kenneth and Julie Orrock at 5303 Conifer Lane

Motion to accept by Eric Helgeson. Second by Darin Pryor. Motion passed unanimously.

Capital Improvements

The budget is a real concern with regards to capital improvements in the development. Recent fixed costs have risen to more than half of what we receive from assessments each year. Typically, this leaves less than \$10,000 a year for capital improvements. The estimated costs to finish up the rest of the sidewalks are about \$20,000. We would have to split those projects into two years.

We received an eMail from a homeowner on Barberry Ct. concerning the playground in the middle of the development. Last year, Robert Ellis did some research on the cost of replacing the playground. We are looking at \$20,000 minimum for a small playground. Some of the board members are going to make some repairs to the playground and see if we can get additional use out of the current playground.

We will have to prioritize these items. We do not have the budget to accommodate all of them in a short amount of time.

Signs

There is another street sign down at Currant and Conifer. The green placard on the Countryside Boulevard and Limelight sign is missing. One of our new homeowner's meeting sign fell apart. Darin Pryor will contact Rosenbaum signs for repair and "warranty" work.

Grounds

John Mattson fixed both lights on the entrance sign. We need to open up bids for the mowing and maintenance of the common areas this summer.

Newsletter

It is about time for a newsletter. Items to include are yard lights, dues, capital improvements, garage sale, etc.

Water

Dean Aurand attended a recent water board meeting. The Colonial Pine Hills Sanitary district is working on the new well. They may have to do a couple of things to "open up the well". This work may be very noisy, but should be done around midday to minimize disruption.

Adjournment

Motion to adjourn by Robert Ellis. Second by Jason Collins. Motion passed unanimously. Adjourned at 7:27 PM.