

# **Countryside South Homeowners Association**

## **Board of Directors**

### **May 25, 2010**

The meeting was called to order at 6:39 PM by Dean Aurand. Present were Eric Helgeson, Todd Christoffer, and John Mattson. A quorum was reached. Three guests were present, but not for the entire meeting. Robert Ellis arrived at 7:35 PM.

#### **Board Minutes from April 27, 2010**

The April 27, 2010 board meeting minutes were reviewed. Motion to accept by Todd Christoffer. Second by John Mattson. Motion passed unanimously.

#### **5345 Current Court Fence Request**

Aaron Broten (5345 Current Court homeowner) was present to discuss his fence request. His initial proposal to build a split rail fence around his property was denied by the ACC/Board. Aaron Broten brought pictures of other split rail fences in the neighborhood and noted how they should be applied to his property. One of the ACC/Board concerns was the split rail offset location with relation to the road, echoed by Todd Christoffer at the meeting. Todd Christoffer thought a 4 foot offset would be more appropriate, and it cannot surround the entire house. Aaron Broten noted he only wanted the fence on the street sides of his property, and he agreed to a larger setback.

Todd Christoffer motioned that the fence request be approved with a setback equal to the one on Doubletree (noted in the pictures), which would be approximately 4 feet. Second by John Mattson. Motion passed unanimously.

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

Todd Christoffer summarized the Treasurer's Report. Our current account balances total \$38,186.06. We need to send notice to homeowners who are delinquent on the annual assessment.

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

#### **Delinquent Dues**

Jason Collins should contact our legal representation Jim Jeffries about the status of the liens on these two properties:

Charles Doolittle at 5472 Barberry Circle (2008 and 2009)

Kenneth and Julie Orrock at 5303 Conifer Lane (2009)

#### **Water District Taxation**

Dean Aurand discussed the current status of the Colonial Pine Hills Sanitary District. The district had some success with fracturing the new well.

Dean Aurand's main concern was the cost of water in the development and the effect on property values. New property tax assessments were discussed at a recent water district meeting. The perception is that we have water problems,

although we do not have a water supply issue. Dean Aurand was concerned that the water board could tax themselves out of business if the cost of water continues to rise.

While the board will not take an official position on the water district proposals, we feel we need to keep our homeowners informed of proposed changes. We can do this through the website and/or through eMail messages. Dean Aurand will provide the website paragraph and eMail messages as needed. We should provide a link to any Public Notice on our web site.

## **Grounds**

Given last year's grounds maintenance cost (about \$8,700 last year); it has become apparent that we need to rethink our grounds maintenance concept. Given that we live in a forested area on the interface of Rapid City and the Black Hills, perhaps keeping all of our commons areas mowed like a regular lawn is not the best thing to do. We should look at keeping some of the areas more natural, but keep the grounds from getting out of control. Dean Aurand contacted homeowner Robbie Cregut about caring for the common areas. We will continue to have Warne chemical spray for noxious weeds.

Todd Christoffer motioned that we authorize up to \$3500 for Robbie Cregut to maintain the common areas. Second by Eric Helgeson. Todd Christoffer amended the motion to authorize up to \$500 for Warne Chemical to spray for noxious weeds. Second by Eric Helgeson. Motion passed unanimously.

## **Sidewalk between Currant and Countryside Boulevard**

We received a bid for the sidewalk between Currant and Countryside Boulevard. We should ask homeowner Doyle Estes for a bid on the project.

## **Cleanup Day**

We should send an eMail to the board and homeowners so we can come up with a playground cleanup day.

## **Adjournment**

Motion to adjourn by Todd Christoffer. Second by John Mattson. Motion passed unanimously. Adjourned at 7:47 PM.