

# **Countryside South Homeowners Association**

## **Board of Directors**

### **October 25, 2011**

#### **Annual Meeting**

Eric Helgeson announced to attendees of the Annual Meeting that we need 1/10<sup>th</sup> of the homeowners present to reach a quorum for the Annual Meeting. 7 people were present, including John Mattson and Eric Helgeson from the CSSHOA Board of Directors. As described in the By-Laws, the Annual Meeting can continue if there are no objections from any attendees. No objections were noted.

John Mattson called the Annual Meeting to order at 7:04 PM. Two CSSHOA Board of Directors were present as well as 5 homeowners.

#### **Review of Previous Year**

John Mattson and Eric Helgeson discussed activities of the CSSHOA Board of Directors over the past year. It was a rather slow year. The last phase of the sidewalk replacement was put on hold, due to the cost of the sidewalk. Our capital budget would not cover the entire expense, so we thought it best to leave a significant amount of money for the next board to be able to complete capital projects as needed.

It was mentioned that we saved a significant amount of money over the past year (and previous year), by having a local homeowner be responsible for mowing the common areas. Homeowner Harley Paulson noted he would like to see the commons areas be cut more precisely. He noted that several of the "rough" areas were not done well as well as areas around trees and such.

John Mattson will contact Robbie Cregut and ask that extra care be taken with the final Fall mowing.

Homeowner Harley Paulson asked about pine beetles. He noted the CSSHOA needs to be vigilant about pine beetle infestation and was pretty sure the Countryside development is dealing with some pine beetles. Former CSSHOA President Robert Ellis contacted an agency (federal, but we can't recall for sure) and funds had been depleted for inspection. Harley thought additional programs may have been implemented.

CSSHOA Homeowners need to be educated about pine beetle vigilance. Pine beetle education would be a great subject for a special newsletter, or part of the regular newsletter.

#### **New Officer Discussion / Nomination**

Eric Helgeson discussed the duties and workload of current CSSHOA Board Members. At large board members typically spend their time at meetings, once per month. The officers spend additional time working on various duties, but the time does not normally exceed a couple of hours per month.

The current CSSHOA Board of Directors terms expire in October:

John Mattson, Eric Helgeson, Darin Pryor

Jason Collins has one more year for his term.

Since no persons were brought forward by a nominating committee, Eric Helgeson nominated the following persons for a 3 year CSSHOA Board of Director term:

**Jo Ann Paulson, Cullen Jorgensen, Richard Larsen, Jean Mattson, John Mattson, and Jim Moore**

The names originated from interest at this meeting as well as an eMail.

The following people were present to accept their nomination:

**Jo Ann Paulson, Cullen Jorgensen, Richard Larsen, and John Mattson**

Jean Mattson and Jim Moore will be asked for their acceptance at the board meeting on November 22, 2011.

John Mattson and Eric Helgeson thanked the new volunteers for their willingness to keep Countryside South a nice place to live.

## **2013 Sheridan Lake Road Reconstruction**

Cullen Jorgensen noted that Pennington County is scheduled to completely reconstruct Sheridan Lake Road all the way to Highway 385. This will include a 10 foot shoulder, and potentially a sidewalk along it which may impact homeowners that back up to Sheridan Lake Road. The CSSHOA Board will try to keep watch on developments that will affect our homeowners.

## **Annual Treasurer's Report and Budget Report**

Treasurer Jason Collins arrived around 740 PM. Jason discussed the current state of the CSSHOA finances as well as why money was switched to a Money Market Account. Current account balances total \$46,449.25.

All but one homeowner has paid their 2011 dues. The remaining homeowner has promised to pay this month, so we should not have to file a lien. Filing a lien will cost delinquent homeowners about \$500 in legal fees plus late fees and the regular dues. Two homeowners still owe late fees, and Jason Collins will contact those homeowners. The homeowner that has a lien on their property made a \$300 payment and will make additional payments until the full \$783 is paid. The lien will then be removed.

Jason Collins reviewed the 2011 budget versus actual expenses. We did pretty well, especially with mowing fees. It was again noted the need for more careful mowing. See action item for John Mattson above.

Jason Collins presented a proposed 2012 budget. One of the first things the new CSSHOA Board will do next month is make any adjustments to the proposed budget and ratify it.

## **Annual Meeting Adjournment**

John Mattson asked if there was any other business. None was noted.

Eric Helgeson motioned that the Annual Meeting should be adjourned. Second my John Mattson. Motion passed unanimously.

## **Regular October 25, 2011 Meeting**

John Mattson called the regular CSSHOA Board of Directors meeting to order at 8:10 PM. John Mattson, Eric Helgeson, and Jason Collins were present. A quorum was reached.

## **Treasurer's Report**

See annual meeting notes for treasurer's report discussion.

Eric Helgeson motioned to accept treasurer's report. Second by John Mattson. Motion passed unanimously.

## **Board Minutes from September 27, 2011**

The September 27, 2011 board meeting minutes were reviewed. Motion to accept by John Mattson. Second by Jason Collins. Motion passed unanimously.

## **Drainage Easement**

Homeowner Cullen Jorgensen brought a drainage problem to the board's attention between 5512 and 5490 Barberry Circle. Cullen proposed that the drainage should be extended. The drainage is in a drainage easement. We discussed how we handled a previous drainage issue. In the previous case, the drainage problem appeared to be caused by grade issues on the property. In this case, we recommended Cullen Jorgensen contact the road district, county, and neighbors to determine what the options are, especially in light of the proposed Sheridan Lake Road reconstruction. If the drainage is specifically for the road, it may be the road district's responsibility.

## **5499 Currant Court Fence Request**

A request was made in September by Leroy Schecher to construct fencing on his property that will keep deer out of their plants. The Architectural Control Committee voted 2-1 in favor of the proposed (2 members did not vote). The CSSHOA Board voted 3-0 (1 member did not vote) to deny the request on ground that the fence is not in harmony with the surrounding properties.

Leroy was present at the meeting and thought he had a reasonable request based on other large wooden fences that were approved in the development. The fence request was for a wire mesh-type fence. Pictures were provided to the ACC/CSSHOA with the initial request and were reviewed again by persons present at tonight's meeting.

Jo Ann Paulson suggested that Leroy take another look at what is available. There may be better options than wire mesh-type material.

Since the request was denied and Leroy was notified at the meeting, the board suggested Leroy Schecher submits another request to the ACC/new CSSHOA Board that may be more harmonious with surrounding properties.

## **Pine Beetle Check via Pennington County**

Jason Collins brought attention to a letter he received from Pennington County. The CSSHOA can have the development inspected at no cost. If pine beetles are found, there are matching funds available for clean-up.

Jason Collins will contact Pennington County and ask that our development be inspected. Any action taken will be based on the inspection report. Significant expense could be incurred by the CSSHOA and/or homeowners depending on the findings, but we need to find out now before any potential large scale damage is done.

## **Adjournment**

Motion to adjourn by Eric Helgeson. Second by Jason Collins. Motion passed unanimously. Adjourned at 8:40 PM.