

Countryside South Homeowners Association Board of Directors Meeting

Monday, January 27, 2014

The meeting was called to order by John Mattson at 7:04 PM. John and Jean Mattson, Delia Thompson, Jim Moore, Tom Mastel and Rich Larson were present. A quorum was reached. Also present was Deputy Sheriff Nicholas Nelson.

Jim Moore read the minutes from the November 25, 2013 meeting. John moved and Tom seconded a motion to approve the minutes. Motion carried.

Delia Thompson read the Treasurer's Report. Rich moved and Tom seconded a motion to accept the Treasurer's Report. Motion carried.

ACC Committee Report: Tom reported that JoAnn Paulson has sent a letter to the Jesso's in reference to their drainage issue stating that the expert report we obtained indicated the problem is a homeowner problem not a concern of the CSSHOA and that we will not be fixing it for them. However, we would be willing to coordinate with the Road District and add some rip rap to help slow the drainage. Tom also stated that the broken fence along Sheridan Lake is being taken care of by the home owner's insurance. Tom also reported that Mr. Aurelio Munoz will hope to start clearing out the commons area behind Limelight Lane the second week of February. The board has agreed to have Mr. Munoz clear out the Lee Jensen trees adjacent to the CSSHOA commons area as consideration for them allowing Mr. Munoz safe access into the draw. Mr. Munoz also agreed to chip tree trimmings in the draw of adjacent homeowners along Bitter Root Court and Limelight Lane if the homeowners will drag their clippings down to his chipper.

New Business:

Deputy Nicholas Nelson from the Sheriff's department introduced himself to the board and notified us that he is the primary officer covering the development. He says there have been some minor thefts and some speeding violations within the area and discussed possibly lowering the speed limit within the CSSHOA as a

(2)

safety concern. He expressed a concern about the absence of street lighting. The board agreed that the biggest speeding concern is coming down the Countryside Blvd hill, especially in the winter. Deputy Nelson said he can be reached personally on his cell phone 605-381-4304 or by e-mail at nichola.nelson@pennco.org and would be happy to have his contact info added to our website.

John mentioned that Tru Green will probably be at our next meeting to discuss the condition of the neighborhood trees.

John Mattson also mentioned that he may replace the split rail fence on his property with a PVC fence in the near future.

Rich Larson says he will talk to Tony Smith about submitting another bid for mowing service so the board can consider renewing his contract for this year.

Delia wants the board to discuss the HOA dues at the next meeting.

Jim Moore brought up that he attended a meeting in December by the Pennington County Highway Department in reference to a Sheridan Lake Road upcoming project. The county has plans to widen Sheridan Lake Rd from Alberta Drive all the way to Highway 385 with a 3 lane wide portion past the Countryside South Development. Construction would not begin before 2015.

Jim made a motion to adjourn the meeting and Rich seconded. The motion carried. Motion was adjourned at 8:07 PM.