

## Countryside South Homeowners Association Board of Directors Meeting

Monday, Jul 28, 2014

The meeting was called to order by JoAnn Paulson at 7:08 PM. Board members JoAnn Paulson, John and Jean Mattson, Jim Moore, Tom Mastel and Rich Larsen were present as well as Mark Thompson who was present on behalf of his wife Delia to give the Treasurer's Report and resident Roger Kritenbrink. A quorum was reached.

Jim Moore read the minutes from the June 23, 2014 meeting. Tom moved and Rich seconded a motion to approve the minutes. Motion carried.

Mark Thompson on behalf of his wife Delia the Treasurer, read the Treasurer's Report. Three homeowners still have not paid their Homeowner Dues and one homeowner has not paid the \$25 late fee as of this meeting. One homeowner has paid \$50.00 and agreed to pay \$40.00 per month until current. Tom moved and Rich seconded a motion to accept the Treasurer's Report. Motion carried.

### **Old Business:**

Tom Mastel opened a discussion about the "Elements of Harmony" Work Sheet that was brought up at the last meeting and was sent to all residents in the July 2014 Newsletter as a guide for approval of Homeowner requests. It was noted that we received NO feedback in the matter from any homeowners other than the board members. After much discussion Tom Mastel motioned that the Elements of Harmony Worksheet (attached) be used as a guide or tool for Tom Mastel on behalf of the ACC to recommend for HOA approval. The motion was seconded by Rich Larson. Motion carried.

**New Business:** Resident Roger Kritenbrink who lives at 8008 Sandlily Ct brought up his concern for neighboring cars, campers and trailers being left out on the street. Recognizing that some people have more vehicles (and drivers) than their garages and sidewalks are designed for can result in narrow roadway access and is a safety concern and a possible fire hazard as the visibility while driving in the narrow roadway is diminished. He would hate to see a child hurt or a fire truck not able to respond to an emergency. Rich Larson and Tom Mastel will drive by the area and discuss with the Fire Department. JoAnn will send another postcard to the community addressing this issue.

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On a similar note, JoAnn reported she received an e-mail from a resident who is having concerns backing out of her driveway due to a neighbor's boat being left out on the street. JoAnn will send a letter to the appropriate homeowner.

Further, it was discussed that in addition to Parking on the Streets being a problem, Four Wheelers are NOT allowed to drive on the sidewalks, homeowners are to keep their pets on leashes and MUST clean up after them. Jim moved that the Board send out a 3 month series of postcards to all the residents stressing these important elements, Rich seconded the motion. The motion carried.

John asked if we have any further information regarding street signs and Tom said he would contact Dave Doyle to check on the status as the Road District is willing to share in the expense to put them in.

ACC: Tom reports that he has received NO requests this month but has received word that Foot Hills Fencing will begin repairing the fence along Sheridan Lake Road and Countryside Blvd tomorrow and that he still has no response from the one homeowner who damaged the fence while building their shed.

With nothing further JoAnn motioned to adjourn at 8:19PM. Rich seconded and the motion carried.

The next meeting will be held on Monday, August 25, 2014 7:00 PM, at the Whispering Pines Fire Station.

Respectfully submitted by,

Jim Moore, Secretary

Elements of Harmony to be considered by the Architectural Control Committee and the Countryside South Homeowners' Association Board in the process of evaluating proposed improvements to a homeowner's Property:

**Anticipated effect on property value:**

Of proposed lot: Increase \_\_\_\_\_ None \_\_\_\_\_ Decrease \_\_\_\_\_

Of neighboring lots: Increase \_\_\_\_\_ None \_\_\_\_\_ Decrease \_\_\_\_\_

Of Community: Increase \_\_\_\_\_ None \_\_\_\_\_ Decrease \_\_\_\_\_

**Blockage of open views from neighboring lots:** Large \_\_\_\_\_ Moderate \_\_\_\_\_ Minimal \_\_\_\_\_ None \_\_\_\_\_

**Proportion of size to fit to lot:** Unproportionally Large \_\_\_\_\_ Proportionally Fine \_\_\_\_\_ Unproportionally Small \_\_\_\_\_

Sq Ft of Lot: \_\_\_\_\_ Sq Ft of proposed Structure \_\_\_\_\_ % of lot size \_\_\_\_\_

Sq Ft of Lot: \_\_\_\_\_ Sq Ft of all Structures \_\_\_\_\_ % of lot size \_\_\_\_\_

**Site Elevation and Topography:**

Does the site elevation and surrounding topography seem appropriate for this project: yes \_\_\_\_\_ No \_\_\_\_\_

Explain:

Is there any feature about the location of this lot within the community that may produce an enhancing or detracting effect to the community? Yes \_\_\_\_\_ No \_\_\_\_\_

Explain:

**Unique vs Unusual**

Could this project be considered an atypical structure in this neighborhood: Yes \_\_\_\_\_ No -----

**Approval by Adjacent Neighbors:**

All Approve \_\_\_\_\_ None Approve \_\_\_\_\_ Some Approve \_\_\_\_\_ ( \_\_\_\_\_ of \_\_\_\_\_ )