

## **Countryside South Homeowners Association Board of Directors Meeting**

Monday, March 23, 2015

The meeting was called to order by President Jim Moore at 7:05 PM. Board members Jim Moore, John Mattson, Delia Thompson, Tom Mastel, Rich Larsen and Drew Anderson were present. A quorum was reached. Also in attendance was Loren Geske of LTG Services.

Drew Anderson read the minutes from the February 23, 2015 meeting. Delia moved and Rich seconded a motion to approve the minutes. Motion carried.

Delia Thompson read the Treasurer's Report. Postcards notifying residents of the 2015 HOA dues were mailed out the first week of March. So far, 49 checks have been received and that \$6,860 has been deposited. The homeowner who had a late fee carry over from last year has moved and there are new owners at that address. The late fee has been taken off the books. The CSSHOA Tax Return was filed before March 15<sup>th</sup>. Real estate taxes of \$1,130.43 will be paid before April 30<sup>th</sup>. The \$10,350.29 check was sent to Tru-Green and has cleared the bank. On February 24<sup>th</sup>, 2015, \$100 was transferred from the money market account to the checking account to avoid the money market account from going dormant. Tom moved and Rich seconded a motion to accept the Treasurer's Report. Motion carried.

### **Old Business:**

Delia mailed the letter to Wells Fargo Home Mortgage concerning the damage to Mr. Doolittle's roof. The letter was returned "Not Deliverable, Unable to Forward." Rich will drop the letter off at Wells Fargo Home Mortgage in Rapid City to see if they can get the letter to where it needs to be.

Jim spoke with Kevin from Tru-Green and they are planning on spraying trees for pine beetles in June, which is the same as last year. Spraying of the grass in the common areas has not been scheduled yet.

### **New Business:**

Two mowing bids have been received. Tony Smith of Smith Mowing dropped his proposal off with Rich for the board's consideration. Loren Geske of LTG Services attended the meeting to discuss his proposal. Mr. Geske is retired and will be doing the mowing by himself, with possible help from his wife, Jan. They have all necessary equipment required to perform the job, including a truck, trailer, lawn tractor, weed eaters and hand tools. He has inspected all of the areas to be mowed and understands the work required. His only concern are rocks and debris located in Areas 11 and 12 that will need to be cleared for safety reasons and to protect mowing equipment. If he is awarded the bid this year, he will clear the rocks for no charge. If more rocks/debris need to be removed in future years, compensation for that work will be included in those bids. He also noted that Areas 1-9 are scheduled to be mowed 10 times. He thinks this may

be too much or not enough depending on weather conditions. He feels the number of mowings may vary and should be determined as the season progresses. He also feels that the other areas should be done "as needed." Areas 11 and 12 should be ok with one mowing in late May or early June. Areas 10, 13, and 2-A may need 2-3 mowings as they are adjacent to resident properties or common sidewalks. At this point, he does not have a sales tax license or a liability insurance policy. He has met with an insurance company and has everything set to go, but is waiting to see if he receives the bid before continuing with the process, which should only take a few days. He also may change the name of the company before getting the tax license and insurance. Mr. Geske had a few questions for the board. He wanted to know who would be his contact person, where to send invoices, and what amount of liability insurance coverage is required. Rich is the contact person, invoices should be sent to the HOA address of 8100 Countryside Blvd and liability insurance needs to be \$2,000,000 aggregate.

At that point, Mr. Geske left the meeting to allow the board a chance to review the bids. Tony Smith's proposal included mowing Areas 1-9 10 times (trimmed as needed) at a cost of \$364 (tax included) for a total of \$3,640. The five other areas would be mowed once in June (mowed and trimmed as needed) at a cost of \$624 each for areas 2-A, 10 & 11 together, 12, and 13 for a total of \$2,496. The grand total would be \$6,136. Loren Geske's proposal included mowing Areas 1-9 approximately 10 times (mowing and trimming) at a cost of \$312 (tax included) for a total of \$3,120. The five other areas would be mowed once or twice a season as needed at a cost of \$208 for Area 10 and \$416 for areas 11, 12, 13, and 2-A for a total of \$1,872. The grand total would be \$4992. The board has appreciated the very good work that Tony Smith has performed the last couple of years, but the substantial savings could not be ignored. Tom made a motion to accept LTG Services's bid contingent upon them getting a sales tax license and liability insurance and signing a contract. Rich seconded the motion. All voted "aye" with Jim abstaining. The motion carried.

The garage sale is planned for May 16<sup>th</sup> from 8 AM to 2 PM. John has the dimensions of the sign (24"x24") and will be ordering four of them with the month and time on the sign, but the date blank so the signs can be reused in subsequent years. He also located the newspaper ad that was placed last year and will be placing a similar ad this year. Rich will be in charge of securing the dumpster for the sale.

The next HOA newsletter is scheduled for the beginning of May. Tom mentioned that there have been 3 mountain lion sightings in the development in the last 3 weeks. Two of the sightings occurred around 5:30 AM and the other was around 8:30 PM. He would like the newsletter to remind residents to be aware of the cats' presence in the neighborhood and to be careful. He also would like to continue to publish the Elements of Harmony worksheet that is filled out by residents for additions/renovations to their property. He states that it has been very helpful for both him on the Architectural Control Committee and residents wishing to submit plans for changes to their property.

#### **Architectural Control Committee:**

A request has been received from Jim Moore for a “facelift” to his property. This will include painting the exterior of the home, adding stone to the lower fascia of the home, replacing gutters and downspouts including burial of the downspouts in the backyard, addition of a small retaining wall to drain the downspouts, addition of a yard light and removal of 5 pine trees. Tom motioned to approve this request. Drew seconded and the motion carried.

Tom Mastel is planning on redoing his existing wood deck with trex decking and would like to add a pergola to the deck. Jim motioned to approve this addition. Rich seconded and the motion carried.

Mike and Brenda Obritsch of 5400 Sweet Clover Circle submitted plans to the board for the addition of a small chain link fence in their backyard. The fence would be 4’ high and approximately 40’x20’ off the NW corner of their house. All 4 of their adjacent neighbors have given their approval to the project. Tom motioned to approve the fence. Rich seconded and the motion carried.

The Road District is still working on the lighted street signs for the neighborhood. Right now, the cost is estimated at about \$1000 per sign including the light, post, and installation. The Road District would cover 60% of the cost with CSSHOA picking up the remaining 40%. The plan is to have a downward facing light to illuminate the signs, but not be a nuisance. Also, landscaping continues at the entrance of Countryside Blvd and seal coating the entry is planned.

Discussion was held on the planned construction to Sheridan Lake Rd. According to Rich, who attended a meeting on the subject, surveying is to begin in April. The first section of the project starts at the athletic club and goes about 3 miles down the road, past CSS. The plan is for the road to be 3 lanes with a sidewalk and it will extend 50-60’ from the centerline into CSS.

Tom motioned to adjourn the meeting at 8:23 PM. Rich seconded and the motion carried.

The next meeting will be Monday, April 27<sup>th</sup>, 2015 at 7:00 PM at the Whispering Pines Fire Station.

Respectfully submitted,

Drew Anderson, Secretary