

Countryside South Homeowners Association Board of Directors Meeting

Monday, September 26, 2016

The meeting was called to order by President Jim Moore at 7:09 PM. Board members Jim Moore, Jody Jarding, Tom Mastel, John Mattson, Rich Larsen, Delia Thompson and Drew Anderson were present. Also in attendance were CSS residents Pam Arneson and Karen Ellison.

Drew Anderson read the minutes from the August 22nd, 2016 meeting. Tom made a motion to accept the minutes. Rich seconded and the motion carried.

Delia Thompson read the Treasurer's Report. Two homeowners still have not paid 2016 HOA dues and 1 homeowner owes late fees. Statements were again sent to those 3 homeowners. Deposits of \$1215 and \$470 were made last month for playground donations and one HOA dues. A \$200 deposit for playground donations was made this month. Tom moved to accept the Treasurer's Report. Rich seconded and the motion carried.

Old Business:

The board has received \$1715 in donations towards the playground project to date. The board will contact their insurance provider to make sure the current policy covers an additional playground. Rich suggested raising the liability limits to cover the new playground. Jody will look through the catalogue from Crouch Recreation and pick out a sign to place at the playground listing the safety rules. The board will contact the Playground Committee and see if there are any future fundraising plans. The board and Playground Committee are still planning on recognizing donors of \$100 or more on a plaque to be placed at the picnic shelter.

The road district has gotten the street lights and entrance light that were out working again and continues to work on replacing the dead trees along Countryside Blvd.

It was seen in the newspaper that the Black Hills Concerned Citizens group opposing the Perli Pit expansion by Croell cannot be a party in Croell's lawsuit against the county.

There were no new members added to CSSHOA's Facebook page this month.

New Business:

The board has received multiple complaints about a new chain link fence erected at 5580 Blue Stem Ct. The board received an email complaint from a neighbor and another email complaint from someone stating they walked by the new fence. This person could not be confirmed as a resident of the neighborhood at this time. Also, resident Rich Hegre met with Jim Moore earlier today, as Rich is unable to attend tonight's meeting. His wife, Pam Arneson, was in attendance to share their complaints about the fence. Their complaint is that the new fence does not fit in with the atmosphere of the neighborhood, could be bad for property values, and that there was no

approval from the board prior to the fence being installed. Also, when they put a fence around their yard many years ago, they were given a list of acceptable materials to use and height restrictions. Chain link was not on the approved list they were given and they state the new fence is taller than the restrictions they were given at that time. They ended up spending more money than they planned after having to change the fencing material they used. The HOA covenants state that no fence shall be constructed unless approved by the Architectural Control Committee. Pam asked if the ACC still handed out the list of approved materials she was given. The board stated that that list was from a previous board and ACC and no longer exists. The homeowners who put up this fence do not seem to have contacted the board for approval. However, there are currently 5 other chain link fences plus a chain link dog pen in the neighborhood. In the past, CSSHOA opposed a chain link fence that was constructed and took the homeowner to court. The HOA lost that lawsuit. Since then, the board cannot stop other residents from installing chain link fences. The board would prefer residents to not install chain link fences, but losing the previous lawsuit has allowed them into the neighborhood.

Loren Geske of LTG Services emailed the board with a lawn mowing contract proposal. He states that 2015 mowing costs were \$5886.40 and 2016 costs to date are \$4663.47 with one more mowing anticipated, raising the total to \$5295.70. He would like board to consider a 2 year contract for 2017 and 2018 with prices for the new contract staying the same as in the 2016 contract. Tom moved to offer LTG Services a 2 year contract. Rich seconded the motion and the motion carried, with Jim abstaining from the vote.

The CSSHOA website (www.csshoa.org) has been given an updated look. It looks very nice.

Architectural Control Committee:

The 2 re-decking requests approved last month were at 7699 Columbine Ct and 5536 Doubletree Rd. There was one new request this month. Jason Collins at 7995 Countryside Blvd is planning on replacing decking, expand his kitchen, and expand existing decking and stairs. He does need county approval for the expansions. Tom moved to approve this request. John seconded and the motion carried.

The board will try to get the word out this month to see if anyone would be interested in joining a Grounds or Activities/Social Committee.

Tom moved to adjourn the meeting at 8:18 PM. John seconded and the motion carried.

The next meeting will be Mon., Oct. 24th, 2016 at 7:00 PM at the Whispering Pines Fire Station.

Respectfully submitted,

Drew Anderson, Secretary