

Countryside South Homeowners Association Board of Directors Annual Meeting

Monday, November 28, 2016

President Jim Moore called the CSSHOA Annual Meeting to order at 7:10 PM. Board members Jim Moore, Rich Larsen, Jody Jarding, Tom Mastel, Delia Thompson, Holli Bellusci and Drew Anderson were present. Karen Ellison was also in attendance.

There were no new volunteers to the board. All existing board members have agreed to stay on the board in their current roles. President Jim Moore appointed the following positions for 2017:

President:	Jim Moore	ACC Chairman:	Tom Mastel
Vice President:	John Mattson	Board Member:	Kevin Kloster
Treasurer:	Delia Thompson	Board Member:	Rich Larson
Secretary:	Drew Anderson	Board Member:	Jody Jarding
Board Member:	Holli Bellusci		

Rich made a motion that was seconded by Jody that Tom would take over as Vice President when John's house is sold. The motion carried.

Jim read a list of accomplishments the board has achieved the last two years.

President Jim Moore then called the regular monthly CSSHOA Board of Directors Meeting to order at 7:17 PM.

Drew Anderson read the minutes from the October 24th, 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. One of the homeowners has begun making monthly \$50 payments. Statements were again sent to those 3 homeowners. The check to Crouch Recreation for \$28,453.26 for the playground equipment has cleared. Tom moved to accept the Treasurer's Report. Rich seconded and the motion carried. Delia then went over the proposed 2017 budget. The biggest new expense will be the dirt work and installation of the new playground equipment in the spring. Tom moved to accept the 2017 budget. Rich seconded and the motion carried. Delia moved to leave 2017 dues at \$145 as the consumer price index increase was only \$1.31 this year. Tom seconded and the motion carried.

Old Business:

Crouch Recreation has been paid for the playground equipment. Jody did look at signs for the playground in the catalogues provided by Crouch. A basic sign costs around \$250 while a nicer one runs around \$1000. She is going to price custom signs in the area. It was decided to wait

until next year to purchase a sign. To date, \$1915 in donations have been collected toward the playground project.

The board received an invoice from the Road District for \$6221.32 for our portion of the new street signs. That check has been written and should clear before the next meeting.

Karen has posted on the CSSHOA Facebook page this month about Thanksgiving, picking up after dogs, contacting the ACC and will post a note about using the bench at the Barberry Circle playground correctly. The Facebook page has been a useful tool to keep in contact with residents this year.

New Business:

Holli was not able to meet up with the other members of the Activities/Social Committee, but has been working on some ideas. She proposes to draw up a one page welcome letter for new residents that briefly mentions things about the neighborhood, but directs them towards the HOA's website for items such as the covenants and Elements of Harmony. She is also thinking about having an event at the picnic shelter in February involving a cookie exchange and possibly a fire pit for s'mores. Tom will talk with the Fire Marshall about having a fire pit at the event. She also thinks it would be a good idea to have an event in the spring to celebrate the grand opening of the new playground.

The board's insurance agent, Dave Raml, was scheduled to come to the meeting, but had to cancel. The board is hoping to get him to attend a meeting in the near future. The board discussed possibly increasing the amount of property insurance to cover any damage to the new playground equipment and the possibility of increasing the board's liability insurance from \$1 million to \$2 million.

The Water District is currently seeking Trustees for their board.

Architectural Control Committee:

There were no requests of the ACC this month.

Tom moved to adjourn the meeting at 8:24 PM. Drew seconded and the motion carried.

There is no December meeting due to the Christmas Holiday. The next meeting will be Mon., January 23rd, 2017 at 7:00 PM at the Whispering Pines Fire Station.

Respectfully submitted,

Drew Anderson, Secretary

ACCOMPLISHMENTS THE LAST TWO YEARS OF THE CSSHOA

1. Have had a quorum every meeting for the last two years, last missed meeting Aug 2014
2. Have worked in conjunction with the Road District to install new Lighted Street Signs
3. Have added Drew Anderson, Jody Jarding, Kevin Kloster and Holli Bellusci to the Board
4. Have started a successful Facebook Page thanks to Karen Ellison
5. Have updated our Website thanks to Eric Helgeson
6. Have developed a dependable and efficient Lawn Service
7. Have made some ever so slight improvements to our existing Playgrounds
8. Have repaired, painted and added lights to our existing Picnic Shelter
9. Have established a Playground Equipment Committee comprised of 3 Board Members and 5 Neighborhood women
10. Have had a successful Ice Cream Social/Playground Equipment Fundraiser thanks to the Playground Equipment Committee and Facebook
11. Have contracted with Crouch Recreation to convert our Volleyball Court into a new Playground this coming spring
12. Have had better than normal neighborhood attendance at our monthly meetings and great neighborhood support for the new Playground
13. Have had eight in a row quarterly newsletters published and mailed
14. Have reinstated the Elements of Harmony and developed a Complaint Form
15. Have established an Activities/Social Committee thanks to new member Holli Bellusci

16. Have had successful annual garage sales

17. Have informed the neighborhood of the Croell Park Pit Expansion