

Countryside South Homeowners Association Board of Directors Meeting

Monday, March 26, 2018

Vice - President Tom Mastel called the CSSHOA Board Meeting to order at 7:05 PM. Board members Tom Mastel, Delia Thompson, James Warne, and Karen Ellison were present. Countryside South residents Dale and Maria Young and Tyler Olson were also in attendance.

James read the minutes from the February 26th, 2018 meeting. A small edit was made to the minutes. Delia made a motion to accept the minutes as edited. Karen seconded and the motion carried.

Delia read the Treasurer's Report. Karen moved to accept the Treasurer's Report. James seconded and the motion carried. The question was posed to the Board as to where the HOA annual dues were to be received. The address given could not be found. The board responded that the address is just a mailing address and there isn't a physical address.

Old Business:

Facebook Update:

- No update given.

Garage Sale Date and Discussion

- The date of the garage sale is set for June 9th. More information will available in May.

Croell Mining Update

- Coalition of Concerned Citizens is collecting signatures for a petition to put the revised Pennington County mining ordinance to a public vote.
- CSSHOA is supporting the petition because the mining activities could possibly have an impact on our well. Water used by Croell Mine has been reported to be high in radon and this runoff could make its way into the groundwater that feeds our well. It has also been reported that Bear Country adjacent to the mine has had issues with their well.
- The petition requires 3600 signature to put the issue to a public vote. Bases on the number of signatures that had been collected by Feb. 19th it looks likely that the required 3600 signatures will be reached.

New Business:

Boat and Vehicle Parking

- A letter was sent out to the members of the HOA reminding them of the policies for boat, trailer, and on street parking. Tom drove around the neighborhood and didn't see any boats or trailers parked in driveways. He noted that there are several vehicles parking on the streets though.

Tree health

- It was brought to the Board's attention that some of the trees in the Barberry Circle park area look as if they may have bug infestation and should we have someone from the Forest Service or SDSU Extension Service come look at the trees to determine if there is an issue. Tyler Olson noted that he knows someone with the SDSU Extension Service and may have him look. The

Board noted that the trees had been sprayed in the past at a cost of approximately \$13.00/tree to prevent issues. If spraying is needed again the HOA would only spray trees in common areas.

Dog waste

- Tom noted that he is concerned with people not picking up after their dogs.

Wildlife

- The question was posed to the Board as to whether there has ever been an issue with rattlesnakes in the rock piles that are located near most of the playgrounds. Has Reptile Gardens ever been contacted for input on what measures would deter them. Board noted that rattlesnakes have not been an issue in the rocks. If they are seen in the neighborhood it tends to be in the grassy areas.
- As previously mentioned there had been a couple of mountain lion kills in the area as well as reported tracks near homes.

General inquires

- Can properties in CSS be utilized as rental properties or is there anything in the bylaws that prevents this. If allowed does the HOA have any means to ensure that the property is maintained.
 - The bylaws do not contain any stipulations to prevent a property from being a rental. The HOA does have the ability to make sure the property is being maintained. If the property isn't being maintain the HOA can have property maintained and assess the cost to the owner.
- Are there any stipulations that must be followed to add a third stall to an existing garage.
 - No specific stipulations other than the ACC must approve the color, setbacks must be maintained, and a building permit obtained from the County.

Architectural Control Committee:

- Tom fielded a couple of questions form realtors from California looking at properties in the neighborhood. They were looking into the cost of the HOA dues.

Delia made a motion to adjourn the meeting at 7:56 PM. James seconded and the motion carried.

The next meeting will be Monday, April 23rd, 2018 at 7:00 PM at the Whispering Pines Fire Station.

Respectfully submitted,

James Warne, Secretary