

**Countryside South Homeowner's Association Annual Meeting Minutes
December 4, 2023**

Dave Daly called the Meeting to order at 7:03 PM. Board Members Dave Daly, Delia Thompson, Eric Baker, Mike Briggs, Luke Nehring, Jim Moore, Karen Ellison and Adam Wegner were present. Andrew Wipf and Alan Plummer were absent. Also, present were residents Corey Walter and Barth Robinson.

The October 23, 2023 Minutes were read by Secretary Jim Moore. Mike Briggs made a motion to accept the minutes, Delia Thompson seconded. The motion carried.

Delia Thompson read the Treasurer's Report indicating we have \$7,873.34 in our Checking Account, \$25,821.02 in our Money Market Account and \$30,000.00 in our New CD Account giving a total of all funds of \$63,694.36. It was noted that all 183 of the 183 Homeowners have paid their HOA Dues of \$160.00. Items paid since the last report totaled \$2,278.90 and bills due to be paid total \$2,419.50. Delia also reviewed her proposed budget for 2024 which will be discussed further at the January Meeting. Mike Briggs made a motion to accept her Treasurer's Report, Jim Moore seconded, the motion carried.

ACC Reports: Eric Baker discussed and approved the following requests:

- Jeris Ruis 5590 Doubletree Rd siding and shingles
- Jason Reinicke 5403 Current Ct shed request.
- Veronica Durand 8282 Countryside Blvd garage door color
- Cullen Jorgensen 5512 Barberry Circle shingles, new siding replacement and rock fascia
- Dustin and Allesha Fuhrman 5405 Sweet Clover Circle black garage door

Old Business:

- We discussed further with Corey Walter and Barth Robinson landscape project updates as previously discussed and will continue next meeting.
- The Zoning variance for the Mars Property was discussed – the project is on hold due to the county requiring an exit to Dunsmore Road which is a problem for adjacent Property owners.
- Sherry Dwyer emailed the board about possibly making Countryside South a gated community, but it seems way too problematic to consider at this time.

New Business:

- Delia Thompson mentioned that she is in contact with the Whispering Pines Firehouse about using the facility again next year, which seems like will be okay, but there may be a fee, which we have never had to pay before. We will see.
- Mike Briggs suggested, and Dave Daly agreed, we should have the Annual Meetings at the picnic shelter during the summer possibly combined as an ice cream social event, everybody liked the idea and will try to make that happen.
- Since this was the Annual Meeting, we discussed officers for the coming year. Jim Moore is resigning from the Secretary position and HOA Board. After much discussion Jim Moore made a motion to formally nominate the following individuals for the noted positions:

President:	Still Open
Vice President:	Dave Daly
Treasurer:	Delia Thompson
Secretary:	Adam Wegner
ACC Chairman:	Eric Baker
Facebook Coordinator:	Karen Ellison

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Member	Mike Briggs
Member	Luke Nehring
Member	Alan Plummer
Member	Andrew Wipf

Eric Baker seconded the motion, all unanimously approved. The motion carried!!

- We discussed speed limit signs through the neighborhood, Luke Nehring will look into this.

Jim Moore made a motion to adjourn the meeting, Mike Briggs seconded, the motion carried. The meeting was adjourned at 8:22 PM.

The next Meeting is scheduled for **January 22, 2024 7:00 PM** at the Whispering Pines Fire Station.

Respectfully submitted by Jim Moore, CSSHOA **Outgoing** Secretary.