

COUNTRYSIDE SOUTH HOMEOWNERS' ASSOCIATION METTING

Whispering Pines Fire Station – 7980 Clarkson Rd, Rapid City SD 57702

HOA Webpage for further information:

<https://csshoa.org>

HOA Contact:

Countrysidesouthhoa@gmail.com

Specific Board Contacts

CSS HOA President: **David Daley**

CSS HOA VP: **Vacant**

CSS HOA Treasurer: **Delia Thompson**

CSS HOA Secretary: **Adam Wegner**

CSS HOA ACC Chairman: **Eric Baker**

CSS HOA Facebook Coordinator: **Karen Ellison**

Board Members

Mike Briggs

Alan Plummer

HOA MINUTES 6/3/2025

Call to order and Roll Call- The June 3rd 2025 meeting of the Countryside South HOA board was held at the home of Delia Thompson, since elections were being held at the Whispering Pines Fire Station. Attending the meeting: Delia Thompson, David Daley, Alan Plummer, Eric Baker and Karen Ellison. The meeting was called to order at 6:30pm

1. **Previous Meeting Minutes: 5/6/2025 See Attached in BOLD-David moved to approve minutes from the last meeting. Eric seconded the motion.**
2. **Treasurers Report: - Delia presented the treasurer's report. Delia will make sure the charge for the meeting by the Whispering Pines Fire Department will be applied to another meeting date. David moved to accept it and Eric seconded the motion.**
3. **ACC REPORTS/Neighborhood Reviews: All Below**
 - 5-19 5583 Barberry Court House Colors- Approved 5/22
 - 3-17 5520 Bitter Root Court Pergola- Eric Baker approved 6/3
 - 5-17 5360 Snowberry Ct- Fence in progress Eric met with owners/ homeowners came to an agreement with fence locations on 5-17. **RESOLVED**
4. **Old Business**
 - **Landscaping & Concrete Sidewalks**
 - Sidewalk maintenance by culvert west of the playground:
Approved 9/23/2024- **605 Yards job was done but left a torn up grass area. David will call and ask for top-soil and grass seed to be applied. Delia will hold sending final payment until that work is done.**
 - Identify what trees need to be removed. In the next month or two HOA will review areas and identify which trees need removed.-
Eric Baker and David Daley will review areas and determine which

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trees need to be removed, these locations will be put on a map and sent out for pricing/availability for removals. Discussion of common area tree removal: Locations were marked on a map of the subdivision. Karen added to the known list a tree behind her home at 5512 Limelight Lane that was hit by lightning last year and is mostly dead. Last meeting Adam said he would call tree removal companies. Alan said he would also call some.

- Concrete repair: There is a lip in the concrete on the path to the playground between lots 5345 and 5381, and between eight and ten minor concrete repair spots, each about 1/2", elsewhere. The consensus was to wait until next year to do this work.

5. New Business

- David brought up the issue of homeowners not mowing the grass on the outside of their fences, and the HOA having to mow it / pay for it. There was discussion of sending these homeowners each a letter asking them to maintain the grass outside their fenced yards, and if they do not and HOA needs to have it mowed, sending these homeowners a bill for the mowing.
- Next meeting's ice cream social: David will prepare and opening statement presenting board philosophy, compliance [in an effort to fend off the usual comments made by those with criticism but no intention to join the board and help].
- Karen read a message received by neighbor Karen Mathis Nedved about someone repeatedly dumping dead fish in the gully between Barberry Court and Snowberry Courtyard, plus dumping of other various items. A facebook post will be made.
- David Daley will be mowing around the water basins once a year

6. Next Meeting:

- 7/1/2025 @ 6:30 PM MST ICE CREAM SOCIAL @ Green Park
- Adjourn: Dave Daley made a motion to adjourn the meeting, Eric Baker second, the motion carried. The meeting was adjourned at 7:19PM.

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Board Members

Mike Briggs

Luke Nehring

Alan Plummer

HOA MINUTES 5/6/2025

1. Call to order and Roll Call- **David Daley HOA President called meeting to order at 6:36PM. Delia Thompson, Mike Briggs, Adam Wegner, and Eric Baker were all present. Alan Plummer, Luke Nehring, and Karen Ellison were absent- Luke Nehring will be moving and no longer part of board members moving forward.**
2. Previous Meeting Minutes: 4/1/2025 See Attached- **Read through David Daley motioned to approve, Eric Baker Second.**
3. Treasurers Report: - See Attached- **Read through Mike Briggs motioned to approve, David Daley Second.**
4. ACC REPORTS/Neighborhood Reviews: All Below
 - 4-14 5595 Barberry Circle New Roof- Approved 4/14
 - 4-30 7690 Columbine Ct Rock to concrete- Approved 4-30
 - **3-17 5520 Bitter Root Court Pergola- Eric Baker in contact with homeowner and will review for approval.**
5. Old Business
 - Landscaping & Concrete Sidewalks
 - Sidewalk maintenance by culvert west of the playground: Approved 9/23/2024- waiting for window of suitable weather to start- Once commenced, Adam will notify HOA board. **605 Yards directed starting week of 5/12**
 - Identify what trees need to be removed. In the next month or two HOA will review areas and identify which trees need removed.- **Eric Baker and David Daley will review areas and determine which trees need to be removed, these locations will be put on a map and sent out for pricing/availability for removals.**
 - HOA Board discussed keeping CCS maintained and should have the sidewalks walked for tripping hazards or monitoring tripping hazards. **There are 3-4 areas that may need to be dressed up or**

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panel replacement, Trees will be the focus once HOA has the dead trees removed, HOA will review what sidewalk locations need to be addressed/fixed.

- Mike Briggs brought a draft of a yearly newsletter to meeting with a few topics in red that need to be addressed or reviewed. The HOA Board will review this and offer suggested edits via email or at the next HOA meeting. – **Mike will re-email copy for HOA to review, once everyone approves this will be posted on the webpage and Facebook.**
- Discussed getting more newsletters and information on the webpage, this will be a continued topic as newsletters are created.

6. New Business

- **Delia Thompson mentioned the HOA CD for \$32,468.86 matures on 6/1/2025, HOA board collectively agreed to delay renewing CD until the Tree removal budget is established to figure out what funds will need to be utilized. Once the budget is in place the HOA will review current market conditions and what CD offers the best rates to reinvest.**
- **The attached letter was given to HOA board with dues payment from Mike Buckingham, with concern to HOA covenants and implementation- HOA board has reviewed and will continue to monitor the neighborhood on ongoing concerns.**

7. Next Meeting:

- **6/3/2025 @ 6:30 PM MST**
- **Adjourn:** Dave Daley made a motion to adjourn the meeting, Eric Baker Second, the motion carried. The meeting was adjourned at 7:34PM.