

# **Countryside South Homeowners Association**

## **Board of Directors**

### **November 25, 2008**

The meeting was called to order at 6:35 PM by Todd Christoffer. Present were Dean Aurand, Jim Gilbert, Eric Helgeson, John Mattson, Darin Pryor, Robert Ellis, and Jim Jeffries (guest).

#### **Seating of New Board Members**

John Mattson, Eric Helgeson, and Robert Ellis were seated as new board members.

Darin Pryor was nominated to the board by Todd Christoffer. Second by Jim Gilbert. Darren Pryor accepted and was seated as the 7<sup>th</sup> board member.

A discussion was held about which slot board members would fill for terms. Past slot term continuances were reconciled with the current board makeup. The following terms (years left) are held:

Todd Christoffer (2), Dean Aurand (2), Jim Gilbert (2), Eric Helgeson (3), John Mattson (3), Darin Pryor (3), Robert Ellis (3).

Motion to accept terms by Robert Ellis. Second by Dean Aurand. Motion passed.

#### **Board Minutes from October 28, 2008**

The minutes of the October 28, 2008 board meeting were reviewed. Motion to accept by Robert Ellis. Second by Dean Aurand. Motion passed.

#### **Treasurer's Report**

The balances on our accounts total \$40,673.71 per Jim Gilbert. The current year budget is on target. A question was raised about the CD rate at BankWest. Jim Gilbert will investigate. There is still one homeowner that has not paid this year's dues: Charles Doolittle of 5472 Barberry Court. Todd Christoffer suggested filing a notification of non-payment with the appropriate agency.

Motion to accept treasurer report by John Mattson. Second by Eric Helgeson. Motion passed.

#### **Old Business**

##### **Entrance Sign**

A discussion was held about the new entrance sign. A description of the appearance was recited. The final design will be set when the granite arrives. A discussion was held on how the landscaping around the sign interacts with the Road District. When the sign is ready, the association will work with the Road District to have it installed.

##### **Road Drainage**

The homeowner from Lot 5 on Rockress Court asked for consideration to change the drainage onto the property. Per pictures passed around the table, during significant runoff periods, rocks and other debris are washed onto the property from the road. Todd Christoffer will coordinate possible collaboration with the Road District and the homeowner.

## **New Business**

### **Election of Officers**

Jim Gilbert nominates Todd Christoffer for President. Second by Dean Aurand. Unanimous approval. Todd Christoffer accepts.

Todd Christoffer nominates Dean Aurand for Vice President. Second by John Mattson. Unanimous approval. Dean Aurand accepts.

Todd Christoffer nominates Jim Gilbert for Treasurer. Second by Dean Aurand. Unanimous approval. Jim Gilbert accepts.

Dean Aurand nominates Eric Helgeson for Secretary. Second by Todd Christoffer. Unanimous approval. Eric Helgeson accepts.

The new board structure, contact numbers, and eMail addresses will be posted to the website (<http://csshoa.org>) by Eric Helgeson.

### **Swimming Pool**

John Mattson led a discussion about a swimming pool for the development. It is probably not feasible given the cost and temperatures. However, it may be a good idea to add this to the homeowner survey.

### **Road Grader**

The road grader will service the roads this winter from the lot near the shelter.

### **Covenants**

Dean Aurand led a discussion about the covenants. All board members need to re-read the covenants to make sure we are in compliance with the yearly requirements that need to be addressed.

A discussion was held about the annual dues and the relationship to the maximum allowable assessment. The minutes from November, 2007 were read in relationship to this subject. \$124 was set as the maximum last year, but only \$120 was assessed.

Dean Aurand motioned that the formula used last year for maximum allowable assessment be used for the upcoming year, which would be  $\$124 \times \text{CPI}$ . Second by Jim Gilbert. Motion passed.

The CPI is sourced from July and will be acquired by Jim Gilbert or Todd Christoffer. The board will determine the actual dues assessed at a subsequent meeting.

Jim Gilbert will research the association's insurance policy. The board needs to determine if the policy is sufficient.

## **Committee Reports**

The current committees are ACC, Nominating, Grounds, Activities/Social, and Covenants. Dean Aurand reviewed and summarized recent ACC activity. A discussion was held on how the covenants relate to architectural control. The process of how a homeowner receives ACC and board approval was reviewed. The board would like the ACC to present current guidelines to the current board.

## **Adjournment**

Todd Christoffer motioned we be adjourned. Dean Aurand second. Adjourned at 8:20 PM.