

Countryside South Homeowners Association

Board of Directors

September 22, 2009

The meeting was called to order at 6:37 PM by Todd Christoffer. Present were Dean Aurand, Jason Collins, Eric Helgeson, John Mattson, and Darrin Pryor. A quorum was reached. No guests were present.

Board Minutes from August 25, 2009

The minutes of the August 28, 2009 board meeting were reviewed. Motion to accept by Dean Aurand. Second by John Mattson. Motion passed unanimously.

Treasurer's Report

Our current account balances total \$28,098.86. Jason Collins reviewed upcoming expenses and recent items paid since last report. A letter will be sent to a homeowner asking for a prorated assessment for 2009. The Title Company erroneously handled the recent sale with regards to homeowner's association assessments.

Certified letters will be sent to 4 homeowners that have not yet paid their 2009 assessments. An additional homeowner has not paid for 2008 and 2009 and will be sent a certified letter. The letter will formally state the intent to file a lien if assessments and penalties are not paid by October 15, 2009. In accordance with the Bylaws Article XIII, Section 1, each homeowner will be responsible for all expenses associated with the lien filing, including all costs and attorney fees.

Meeting Signs

Eric Helgeson relayed information gathered concerning the redesign of our meeting signs. It was determined the best way to obtain new signs is to go with a real estate-style sign that can be pushed into the ground. Our current sign frequently blows over during strong winds. Darrin Pryor will handle the details.

Sidewalk Completion

The dirt work is almost done. When finished, the remaining bill will be paid to Lester Robbins.

Fall Newsletter / Annual Meeting Notice

Catherine Helgeson has volunteered to handle the distribution of the newsletters and the Annual Meeting Notice. The Annual Meeting Notice needs to be sent 15 days before October 27th. The newsletter should contain all of the items noted in previous minutes in addition to a yard maintenance note – especially regarding weeds. The upkeep of the rock areas adjacent to streets are the homeowner's responsibility. If needed, we will send a notice to homeowners to clean the area or the association will have it done and a bill will be sent to the homeowner. Todd Christoffer and Jason Collins will coordinate on creating a form letter that we can use to send specific covenant notices to homeowners.

Snowberry Sign

John Mattson noted that the Snowberry street sign is tipping. It may be broke at the base again.

Architectural Control Committee

The construction of a shed was approved for 7994 Countryside Boulevard as long as the shed color matched the house. A shed request was disapproved for 5297 Scrub Oak; the request for a color change of the house was approved.

The ACC should check on the progress of recent request approvals.

Board Member Addition

Due to an oversight in previously approved minutes, we need to formally appoint the replacement of Jim Gilbert's position. Motion to accept Jason Collins to replace Jim Gilbert's position on the board by Todd Christoffer. Second by Dean Aurand. Motion passed unanimously.

Annual Meeting

The Countryside South Homeowners Association Annual Meeting will be held on October 27th, 2009 at 7:00 PM at the Whispering Pines Fire Department.

The current board consists of 7 members. Due to resignations, no nominating committee is currently in effect. The current board determined that 2 positions will be available for the upcoming Annual Meeting. The September, 2008 minutes suggest 7 to 9 members would be a good number. Since there is no nominating committee, nominations (if any) to fill the 2 positions would need to come from the floor at the Annual Meeting. The nominating committee for next year will be chaired by Todd Christoffer. Todd Christoffer will need two volunteers to complete the committee for next year. A note will be placed in the newsletter.

There are 183 homeowners in Countryside South. The Bylaws state 1/10 of this number constitutes a quorum for the annual meeting. If a quorum is not met, the option to adjourn the meeting will be offered to the floor.

An annual Treasurer's report will be presented by Jason Collins.

Weed Control / Mowing

Warne Chemical has offered to spray for noxious weeds one last time. We should mow for the last time in early November.

Adjournment

Motion to adjourn by Todd Chistoffer. Second by Dean Aurand. Motion passed unanimously. Adjourned at 7:28 PM.