

Countryside South Homeowners Association

Board of Directors

October 27, 2009

The meeting was called to order at 7:00 PM by Dean Aurand. Present were Jason Collins, Eric Helgeson, Robert Ellis, and Darrin Pryor. A quorum was reached. One guest was present.

Board Minutes from September 22, 2009

The September 22, 2009 board meeting minutes were reviewed. Motion to accept by Dean Aurand. Second by Eric Helgeson. Motion passed unanimously.

Treasurer's Report

Jason Collins presented the treasurer's report. Our current account balances total is \$28,098.86. We discussed upcoming payments, as well as outstanding dues. Certified letters were sent to 4 homeowners that were delinquent on their assessments. One homeowner paid their 2009 dues with penalties. The following homeowners are delinquent for 2009:

5472 Barberry Circle (2008 and 2009)

5491 Barberry Circle

5303 Conifer Lane

Lien requests will be filed for these properties per CSSHOA Bylaws Article VII, Section 2, a) 3. According to our legal representation, small claims filing fee and statutory interest on the judgment are recoverable. Attorney's fees may also be recoverable.

Motion to accept by Robert Ellis. Second by Darrin Pryor. Motion passed unanimously.

Annual Budget Report

Jason Collins presented the annual budget report. We discussed the impact of repairing the large section of sidewalk connecting Countryside Boulevard and Daisy Lane. We spent considerably more than planned. We will end the year with about a year's worth of dues in reserve.

The 2010 fixed expense budget should be quite similar. We will try to repair the rest of the sidewalks. Each year we can raise the maximum chargeable dues based on the previous year's July CPI. It looks like this year's increase will be minimal, if not zero. Bring your thoughts for the 2010 budget to the November, 2009 meeting.

Motion to accept by Robert Ellis. Second by Darrin Pryor. Motion passed unanimously.

Annual Meeting

The annual meeting was called to order by Dean Aurand. To reach an annual meeting quorum, 1/10 of the homeowners should be present. Only six homeowners were present, including the board members. No requests for the annual meeting to be adjourned were noted. The annual meeting can continue.

The CSSHOA Board of Directors has up to two openings. A request for nominations from the floor was announced. No nominations from the floor were noted.

Motion to closed nominations by Eric Helgeson. Second by Darrin Pryor. Motion passed unanimously.

Nominating Committee

The nominating committee for the upcoming year (end of 2009 annual meeting until the 2010 meeting) will be:

Todd Christoffer
Janet Sherbenske
Ellie Marchiando

Motion to accept by Jason Collins. Second by Robert Ellis. Motion passed unanimously.

Adjournment

Motion to adjourn the annual meeting by Jason Collins. Second by Robert Ellis. Motion passed unanimously.

Architectural Control Committee

Dean Aurand (ACC Chair) briefed the board on a request for a shed at 5459 Barberrry Circle. The proposal was received on October 14, 2009. The homeowner Joseph McFarland was present. The proposal included matching house siding, shingles, and windows. The project was started before ACC approval. By Article VII, Section 6 of the covenants the ACC has 30 days to respond. One of the concerns that arose from the discussion was the proposed garage door as well as the potential disruption of harmony due to the location of the proposed shed. Joseph McFarland indicated his willingness to comply with the homeowners association requirements, and was willing to work with the ACC to make changes.

Dean Aurand will take the discussions and concerns to the ACC for a vote. The ACC decision will be passed to the full board.

Snowberry Lane Weeds / Sign

We need to check to see if the Snowberry street sign was still loose at the base. It was noted that the weeds on the corner of Snowberry and Countryside Boulevard continue to be present. We checked the plats and that area is the homeowner's responsibility.

Adjournment

Motion to adjourn by Jason Collins. Second by Darrin Pryor. Motion passed unanimously. Adjourned at 7:50 PM.