

Countryside South Homeowners Association

Board of Directors

January 26, 2010

The meeting was called to order at 6:35 PM by Dean Aurand. Present were Eric Helgeson, Robert Ellis, John Mattson, Darin Pryor, and Jason Collins. A quorum was reached.

Board Minutes from November 24, 2009

The November 24, 2009 board meeting minutes were reviewed. Motion to accept by Robert Ellis. Second by Eric Helgeson. Motion passed unanimously.

Treasurer's Report

Jason Collins presented the treasurer's report. Our current account balances total \$21,886.88.

We discussed what we thought replacing the rest of the sidewalks would cost this year. Robert Ellis thought it would be about \$25,000. We will likely have split the improvements up, concentrating on the sidewalk in the worst shape. Our lawyer Jim Jeffries is in the process of filing liens on the following homeowners:

Charles Doolittle at 5472 Barberry Circle (2008 and 2009)
Kenneth and Julie Orrock at 5303 Conifer Lane

A question was asked about whether we paid the final holdback on the summer sidewalk project. They were paid in the fall. They were notified of sprinkler heads that need to be fixed at Lot 10, Block 6 on Daisy Lane.

Motion to accept by Robert Ellis. Second by Eric Helgeson. Motion passed unanimously.

Fence Repair Reimbursement

There was some confusion on the status of payments for fence damage this past summer. Todd Christoffer was handling the issue. Jason Collins and Dean Aurand will check with Todd before taking further action.

ACC Chair

Todd Christoffer has declined the ACC Chair nomination via an eMail to the entire board. There was no interest in the position amongst the current board members. The chair needs to be a board member.

Insurance Review

As required, our insurance coverage was reviewed. Dean Aurand looked at the policy and suggested we may need to raise coverage amounts for our building and new sign.

Eric Helgeson made a motion to raise coverage amounts appropriate to the development, after Dean Aurand consults with our State Farm agent Bill Brown. Second by John Mattson. Motion passed unanimously.

Delinquent Dues

See Treasurer's Report notes above.

2010 Budget

Dean Aurand used Jason Collin's previous year budget report as a primer to determine the 2010 Budget. We incorporated an expected insurance increase, electric increase, as well as decreases in bookkeeping and newsletter costs.

INCOME	2009 Budget	2010 Budget
Dues Income	22,250.00	23,424.00
EXPENSES		
Administration	250	250
Bookkeeping	1000	0
Capital Improvement	11,500	9,000
Community Activity	500	500
Electric	750	900
Insurance	750	900
Legal Services	1,000	1,000
Newsletter	775	500
Property Taxes	757	757
Summer Grounds	8,700	8,700
Net Income	(3,732)	917

Motion to accept 2010 Budget by Robert Ellis. Second by Darin Pryor. Motion passed unanimously.

We discussed the wisdom of formally stating a targeted reserve amount for our cash assets. We don't want to tie our hands in case of an emergency, but we thought it would be wise for the minutes to reflect some fiscal restraint.

Eric Helgeson made the following motion: The CSSHOA should maintain \$20,000 in reserves when the annual budget is crafted. The reserves could be accessed in case of an emergency. Second by Jason Collins. Motion passed unanimously.

Annual Assessment Statement

We discussed when to make the deadline for the \$128 Annual Assessment for 2010.

Motion by Darin Pryor to set the deadline for the Annual Assessment on April 1st, 2010. Second by Robert Ellis. Motion passed unanimously.

Annual Audit

Dean Aurand will check into what it takes to have a public audit of the CSSHOA activities.

Bonding of Officers

The bylaws require us to consider bonding of officers associated with fiscal responsibilities.

Motion by Robert Ellis that we do not deem it necessary to bond our officers at this time. Second by Darin Pryor. Motion passed unanimously.

Mud, Snow, Water by Mailboxes on Doubletree

We received an eMail from a homeowner about the mailbox problems on Doubletree. Due to the bad drainage, snow, water, and mud collect around the mailboxes. The mailboxes are on private property. Robert Ellis will talk to the Post Office and determine what our options are. In the meantime, Dean Aurand and Robert Ellis will put in some base course and temporary bricks. Any materials cost will be reimbursed by the CSSHOA. We will need to talk to the homeowners depending on what our options are with regards to the Post Office.

Motion to reimburse materials for the temporary fix by Dean Aurand. Second by John Mattson. Motion passed unanimously.

Architectural Control Committee

Dean Aurand discussed the approval of homeowner projects at 5459 Barberry and 7759 Columbine.

Committees

At our next meeting, we need to discuss the composition and roles of the various committees.

Adjournment

Motion to adjourn by Robert Ellis. Second by Jason Collins. Motion passed unanimously. Adjourned at 7:46 PM.