

Countryside South Homeowners Association

Board of Directors

February 23, 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. Four guests were present.

Board Minutes from January 26, 2010

The January 26, 2010 board meeting minutes were reviewed. Motion to accept by Robert Ellis. Second by Darin Pryor. Motion passed unanimously.

Treasurer's Report

Jason Collins presented the treasurer's report. Our current account balances total \$19,845.70.

Darin Pryor will contact Rosenbaum sign about replacing the broken sign at Countryside Boulevard and Conifer Lane. The insurance information of the individual who broke the sign is known and we will submit a bill after the sign repair is completed.

No new news regarding liens for the following homeowners:

Charles Doolittle at 5472 Barberry Circle (2008 and 2009)

Kenneth and Julie Orrock at 5303 Conifer Lane

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

Recent Architectural Control Committee (ACC) Fence / Slab / Shed Approval

Homeowners Jeff and Laura Hoffmann (JLH) from 7791 Columbine Court discussed their objections to a recent ACC Fence / Slab / Shed Approval. The approval concerned the property on 7759 Columbine Ct. The approval was made on 12/22/2009 with several stipulations. JLH did not note objections to the shed approval.

JLH strongly disagreed with the fence approval, which would allow a fence not exceeding 5 feet in height to be placed at least 8 feet away from the white fence along Sheridan Lake Road. The approval stated the fence needs to be 2 feet away from the property lines and made of wood material. JLH doesn't like the slab that was approved. JLH were surprised adjacent homeowners were not notified of the ACC Approval request. There is no Covenant requirement to notify homeowners.

JLH said they will make sure that the fence is at least 2 feet away from the property line. JLH thought this approval would cause problems in the future.

The ACC believes the approval complies with the Covenants, is harmonious, and in concert with other ACC approvals. The CSSHOA board also agreed. As stated in the approval letter, homeowners at 7759 Columbine Ct. must be in complete compliance "with all county building codes, setbacks, and utility easement restrictions as this approval is not a review of these matters."

ACC Chair

We are still looking for an ACC Chair. This is a great opportunity for other homeowners to be involved with their neighborhood, but this position does require board membership.

Mud, Snow, Water by Doubletree Mailboxes

Eric Helgeson made a motion to approve a small expenditure of funds to temporarily fix the issue. Second by Jason Collins. Motion passed unanimously.

Schedule Annual Audit

We need to schedule an annual audit next month.

Steve Keegan from Whispering Pines Fire Department

Steve Keegan talked to us about fire hydrant testing. The Whispering Pines Fire Department will check the flow rate at each of the fire hydrants in the neighborhood. Plastic collars will be placed around the hydrants so firefighters will know how much water is available at each hydrant. Knowing the flow rate determines if they need a portable tank and also helps avoid collapsing lines by trying to use too much water at once.

Items for Next Month

We need capital improvement ideas and need to fix the garage sale date.

Property Taxes

Property taxes on the communal property have gone up dramatically. Robert Ellis will contact the Pennington County Director of Equalization to determine our course of action.

Architectural Control Committee

A brief recap of the 7759 Columbine Ct. approval was discussed. See above. Approval letters should contain an expiration date.

Adjournment

Motion to adjourn by Robert Ellis. Second by Jason Collins. Motion passed unanimously. Adjourned at 7:35 PM.