

Countryside South Homeowners Association

Board of Directors

April 27, 2010

The meeting was called to order at 6:37 PM by Dean Aurand. Present were Eric Helgeson, Robert Ellis, and John Mattson. A quorum was reached. One guest was present toward the end of the meeting.

Board Minutes from March 30, 2010

The March 30, 2010 board meeting minutes were reviewed. Motion to accept by Robert Ellis. Second by John Mattson. Motion passed unanimously.

Treasurer's Report

Dean Aurand presented the report via information provided by Jason Collins. Our current account balances total \$39,041.26. We received a formal reply to our inquiry about the increase in property taxes. The response indicated our property taxes will not be reduced. Through meeting time, 157 assessments had been paid out of 183. We received a reimbursement check for the accident that broke one of the street signs. Liens are being processed for the following properties for unpaid assessments:

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

Motion to accept by Robert Ellis. Second by John Mattson. Motion passed unanimously.

Capital Improvements

Robert Ellis and Dean Aurand checked the remaining old sidewalks. The sidewalk between Currant and Countryside Boulevard is in far worse shape than the one between Clarkson and the neighborhood. We will replace the Currant to Countryside Boulevard section of the sidewalk for this year's capital improvements.

Per a homeowner's letter last meeting and looking at the playground, the playground needs some tender-loving-care. The board will undertake playground repairs to get a few more years out of it. This would be a great neighborhood project.

Motion to get formal bids for the Currant to Countryside Boulevard sidewalk by Eric Helgeson. Second by John Mattson. Motion passed unanimously.

Robert Ellis will send the request for bids.

Motion to spend up to \$500 on supplies to repair the playground equipment by Eric Helgeson. Second by John Mattson. Motion passed unanimously.

Board members will be reimbursed for supplies purchased. Board members should let everyone know when they are available in May.

Architectural Control Committee

The ACC has received 3 requests for projects. The ACC approved each project.

5653 Blue Stem Ct. project includes extending and covering their deck.

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

5517 Blue Stem Ct. project includes a 4' high wood fence around a portion of the back yard and deck, which would match the color of the deck.

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

8166 Clarkson Rd. project includes changing the color of the house.

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

The formal more detailed requests are on file.

Garage Sale

Eric Helgeson will take care of advertising the garage sale.

Grounds

We have volunteered Darin Pryor to gather bids for the common area mowing.

A homeowner at 8125 Daisy Ln. indicated the problems caused by the sidewalk replacement last year between Countryside Boulevard and Daisy Ln. have yet to be addressed. We authorized the homeowner to have the work done with the landscaper of her choice. Any cost over \$200 must be approved by the board.

The homeowner also noted that kids have been using their four wheelers on the common area sidewalks. This is a safety issue and they could cause damage to the common area landscaping. A note will be placed in the Newsletter. She would like signs added to the sidewalks, but the board thought we should try a general notice first.

The homeowner asked about the maintenance of the Boulevard area. The entrance area, front area fence, and the road islands in the development are maintained by the Road District.

Covenants

The homeowner at 8125 Daisy Ln. had some questions about covenants. There is only one official copy of the covenants. There is a PDF scan of the original documents on the web site. A question was posed about chain link fences. We do not believe chain link fences around a large portion of a property are in harmony with the development. Any such request would have to go through the normal Architectural Control Committee process. A question was posed about parking. On street parking for guests is okay, but overnight parking is prohibited.

References: Covenants Article VII, Section 11 and 16.

Adjournment

Motion to adjourn by Robert Ellis. Second by John Mattson. Motion passed unanimously. Adjourned at 7:48 PM.