

# **Countryside South Homeowners Association**

## **Board of Directors**

### **November 23, 2010**

The meeting was called to order at 6:40 PM by Robert Ellis. Present were Eric Helgeson and John Mattson. A quorum was reached. One guest was present.

#### **Colonial Pine Hills Sanitary District (CPHSD)**

Jim Martin, manager of the CPHSD visited with us to talk about the status of the water district. The new well drilling has been ongoing since spring, and it should be online December 1, 2010 with inspection on November 30, 2010. There is some concern about the influence of surface water, so testing for minerals and microorganisms will be ongoing. The well is about 2-3 months from full use. If filtration is needed, \$175k to \$200k would be needed to treat water from the new well. The Noanna well is under the influence of surface water. It may cost an additional \$250k to treat this well. If the new well is good, the Noanna improvements could be delayed.

The city has recently changed the septic inspection fee. Jim expected the county to follow suit, which means the CPHSD board will need to decide how to make adjustments to the current billing. It is possible the current fee would not be changed, but the extra money would be reprogrammed.

The CPHSD board has delayed a decision about property tax increases to fund the water district.

The CPHSD meets the 3<sup>rd</sup> Tuesday of each month at 700 PM. The board is open to suggestions and would really like suggestions from Countryside South residents. Representation from CSS is very low.

We thanked Jim for the update.

#### **Board Minutes from October 26, 2010**

The October 26, 2010 board meeting minutes were reviewed. Motion to accept by Eric Helgeson. Second by John Mattson. Motion passed unanimously.

#### **Treasurer's Report**

Eric Helgeson presented the Treasurer's Report that was prepared by Jason Collins. Our current account balances total \$27,885.79.

Motion to accept by Eric Helgeson. Second by John Mattson. Motion passed unanimously.

#### **Election of Officers**

A motion was made by Eric Helgeson to seat the following slate of officers:

Robert Ellis – President  
John Mattson – Vice President  
Jason Collins – Treasurer  
Eric Helgeson – Secretary

Each board member accepted their nomination. Second by John Mattson. Motion passed unanimously.

## Annual Budget

A proposed budget was reviewed. The budget was based on the 2010 budget, with some minor adjustments. We changed the income to \$128/yr/homeowner. We also changed the bookkeeping fee to \$500. We discussed whether we could pay the treasurer for doing the bookkeeping, since he is an officer. We need to review the Covenants and Bylaws, so we will table the discussion for the next meeting.

The following budget is presented:

### Income

183 homeowners at \$128/year	\$23,424
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### Expenses

Administration	\$300
Bookkeeping	\$500
Capital Improvements	\$10,000
Community Activity	\$250
Electric	\$1,200
Insurance	\$950
Legal Services	\$1,000
Newsletter	\$500
Property Taxes	\$2,000
Summer Grounds	\$4,500
	\$21,200

<b>Net Income</b>	<b>\$2,224</b>
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Motion to accept 2011 budget by John Mattson. Second by Eric Helgeson. Motion passed unanimously.

## Electric for Snow Plow

The fused was fixed by Robert Ellis.

## Committees

Motion to place Robert Ellis as interim Architectural Control Committee chairman. Second by John Mattson. Motion passed unanimously.

Motion to table seating a nominating committee for 2011 by John Mattson. Second by Eric Helgeson. Motion passed unanimously.

There is nothing to report about the grounds. There is a fence broken at the entrance of the development, but we will look at it in the spring.

## Adjournment

Motion to adjourn by John Mattson. Second by Eric Helgeson. Motion passed unanimously. Adjourned at 7:50 PM.