

Countryside South Homeowners Association

Board of Directors

January 25, 2011

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

Board Minutes from November 23, 2010

The November 23, 2010 board meeting minutes were reviewed. Motion to accept by Jason Collins. Second by Darin Pryor. Motion passed unanimously.

Drainage Issue

Curt Poulsen from 8112 Coneflower Court brought a drainage problem to our attention. He noted that when it rains the water on Coneflower runs down the street and collects at the end of his driveway. It drains in about 48 hours, but in the winter it turns into ice. He was wondering if we had heard about this, and whether we could take any action. Robert Ellis explained that we have a separate Road District. Robert Ellis will check out the drainage at Curt Poulsen's address and consult with Al Berreth, the President of the Road District. Robert Ellis will contact Curt Poulsen with his findings. Curt Poulsen gave us his eMail address and phone number.

Treasurer's Report

Jason Collins presented the Treasurer's Report. Our current account balances total \$28,701.16. The association's attorney is preparing the lien for non-payment of the annual assessment for the Doolittle residence on 5472 Barberry Circle. The lien will be in place shortly.

Motion to accept by Darin Pryor. Second by John Mattson. Motion passed unanimously.

Bookkeeping Stipend

From the November 23, 2010 board meeting, the board continued the discussion about a bookkeeping stipend. Jason Collins noted it took about 25 hours last year to keep track of assessments. The bookkeeper's primary duty would be to keep track of the assessments each homeowner is required to pay. This would include additional notices and any work necessary to file a lien on a homeowner's property if assessments are not paid.

Motion to pay \$500 per year to Ashley Riter-Collins for bookkeeping duties by Robert Ellis. Second by Darin Pryor. Motion passed unanimously.

Pine Beetle Grant

A homeowner sent an eMail to the board about USDA pine beetle inspections. Robert Ellis will contact the USDA and ask about the Pine Beetle inspection program for the common areas of the association.

2011 Annual Assessment

Last years' maximum annual assessment was \$128.71. The July, 2010 CPI report indicates a 1.2% increase, which means the 2011 maximum annual assessment is set at \$130.25.

Motion by Eric Helgeson to set the 2011 Annual Assessment at \$130. Second by John Mattson.

Motion by Jason Collins to set the 2011 Annual Assessment due date for March 31, 2011. Second by Darin Pryor.

Motion passed unanimously.

The board discussed the late fees we would charge if assessments were late. Eric Helgeson suggested we set the late fee and interest to \$25 for each month the assessment was late. The consensus was that would be too high.

Motion by Robert Ellis to set a late fee of \$25 for the 2011 annual assessment that is received after April 30, 2011.

Second by John Mattson. Motion passed 4 to 1.

Architectural Control Committee (ACC)

Robert Ellis received a request for expansion at the Nuber residence at 8166 Clarkson Road. The request will be passed on to the ACC.

Grounds

The association should put in a concrete pad at the mailboxes on Doubletree when we do the sidewalk capital improvements. There was some vandalism on the common shelter.

Adjournment

Motion to adjourn by Jason Collins. Second by John Mattson. Motion passed unanimously. Adjourned at 7:20 PM.