

COUNTRYSIDE SOUTH HOMEOWNERS ASSOCIATION BOARD
OF DIRECTORS MONTHLY MEETING

Tuesday, January 24, 2012

Meeting called to order by JoAnn Paulson at 7:02PM. John Mattson, Jean Mattson, Jo Ann Paulson, Jason Collin, Cullen Jorgensen, Jim Moore and Richard Larson were present. A quorum was reached.

Jim Moore emailed his acceptance of his 3 year Board of Directors term prior to the November 2011 meeting and he formally accepted the position in person at this meeting.

REVIEW OF MINUTES FROM MONTHLY MEETING NOV 22nd
John Mattson made a motion to accept the monthly meeting minutes as presented. Second by Cullen Jorgensen, voted and carried unanimously.

TREASURER'S REPORT

Jason Collins presented the treasurer's report. After brief discussion, John Mattson made a motion to accept the minutes. Second by Richard Larson, voted and carried unanimously. Discussion commenced on the pros and cons of raising the annual dues paid by the home owners. Considering the probability of possible expenses being incurred during the extension of the drainage swale, the upgrade of sidewalks, increase in electricity/water bills and street sign repairs, it was suggested that the annual dues be raised to \$135.00 a year. John Mattson made motion to accept the proposed increase in dues. Second by Richard Larson, voted and carried unanimously. Jason Collin will send out the dues notice. Jason Collin made motion to contact an accountant to review the CSSHOA tax returns and obtain recommendations as to future tax consequences we might be faced with while continuing business as a nonprofit organization. Second by Richard Larson, voted and carried unanimously. Lastly, we were all in agreement that none of the board members had any knowledge of the liability insurance that is currently in place. We hope to have more information on that for the next meeting.

OLD BUSINESS

Cullen Jorgenson and Jim Moore requested the association pay the cost of extending the drainage swale 25ft by 3ft when the county widens Sheridan Lake Road. It was suggested that the association would save on the price of the concrete/labor if this task were coupled with the sidewalk installation this summer. Rich Larson made the motion to accept the cost

of the drainage swale after the board receives a couple of estimates..
Second by John Mattson, voted and carried with five yes votes and two abstaining from the vote. Joann Paulson appointed Cullen Jorgenson to spearhead overseeing the bidding of such projects as grounds beautification, sidewalks and addressing the necessary steps for the upcoming drainage swale concerns. It was made known that Cullen Jorgensen has a background in civil engineering that would lend itself to overseeing these type of projects. Jason Collin made mention that we're a bit late in the game concerning Pine Bark Beetle eradication, and that each homeowner should take it upon themselves to watch their trees closely and to not hesitate in taking an infected tree down. John Mattson revisited the issue of damaged street signs in the development. The wood posts are costing us \$300 to replace and metal ones come in at \$100, but may not meet the esthetically pleasing look of the current ones. We would have to review the covenants for a ruling on that. John Mattson noted that the city bears the cost of maintaining their street signs, and stated that he would contact our road district to pursue the idea of them financing replacement of our damaged signs.

NEW BUSINESS

Richard Larson said he would make time to note the condition of the commons areas to our Grounds People (mowing and spraying) that are hired this summer. Last summer we employed Warren Chemical.

COMMITTEE REPORTS

None were presented. Jim Moore made mention that our new Board of Directors had no representation on the Architectural Committee and that he would be willing to fill that void on behalf of the board. Jean Mattson made the motion to have Jim Moore fill that vacancy. Second by John Mattson. Motion passed unanimously.

ADJOURNMENT

The next meeting will be at the firestation February 28, 2012 at 7:00 PM. Motion to adjourn by Cullen Jorgenson. Second by John Mattson. Motion passed unanimously. Adjourned at 8:00 PM.

