

Countryside South Homeowners Association Board of Directors  
Combination 2012 Annual and Monthly Meeting Minutes  
**January 28, 2013**

**Parties present:** (board members) Jo Ann Paulson, John Mattson, Jean Mattson, Jim Moore, Richard Larson, and residents Rich Marsh, Mark Thompson, Delia Thompson and Dean Aurand. A quorum was reached due to the attendance of five board members .

**Call to Order:** The Annual Meeting was called to order by Jo Ann Paulson at 7:04 PM. The 2012 year was reviewed and included the following:

Treasurer's report submitted by Jason Collins was read by Jo Ann and mentioned that only one homeowner has not paid their HOA Dues. Jo Ann has delivered a letter to the homeowner but has had no response. The major accomplishment this year has been the Sidewalk Improvement through the development. It was brought up that in the proposed budget for 2013 that Jason Collins recommends the HOA Dues be increased to \$140.00. The board will vote on that next meeting. Also there has been a few changes to the HOA Board membership. It was mentioned that we need to accept nominations for board members and need a replacement for Treasurer as Jason Collins can no longer attend meetings due to other conflicts with his schedule. Delia Thompson expressed an interest in the Treasurer position and was immediately nominated by Dean Aurand and seconded by Rich Marsh. Rich Larson also said his new neighbor Tom Mastel seems interested in joining the board and plans to attend the next meeting.

The annual meeting was adjourned at 7:38 PM and the monthly meeting commenced.

**Review of minutes from 10-29-12 Meeting** was read by Jim Moore. A brief discussion developed concerning the home on Alfalfa Ct which had been re-sided a yellow which Dale Stoner and his neighbors felt did not blend in with the neighborhood and the job was done prior to any approvals by the board or the ACC. The board will be sending the homeowner a letter discussing the matter.

**Old Business:**

Mowing: Jim reported that we have 5 contractors to have bid the mowing project. A 13<sup>th</sup> area was added to the list and color coded onto the maps which will be presented to the contractors. To keep the bids comparable they will give a bid for normal mowing twice a month for 10 times total and if needed and approved by the board or a representative of the board additional mowing at the same rate. As stated in the Bidder Instructions Area's 1 through 9 are the twice per month cuttings and Areas 10 through 13 are to be done only once annually. If the weather cooperates we may have bids back by the next meeting and certainly by the March meeting.

Tree Thinning: Jo Ann reported that she has one itemized bid back for about \$4900 to thin out some CSS common areas that are at risk for Pine Beetle infestation or are potential fire dangers. Jo Ann has reached out to Tim Weaver and Andy Tate for advise but has not heard back yet. Delia Thompson said she had Frank Bowman clean out their trees and was very happy with his work.

**New Business:**

New Board Members: Delia Thompson has agreed to accept the Treasurer Position effective immediately and will contact Jason Collins to discuss the particulars. It was suggested that the checking account should allow for two members (Treasurer and President, most likely) be able to sign checks in case of the Treasurer's absence. Delia said she will be unavailable for the March meeting.

Election of Officers: Rich moved and John seconded that the existing CSSHOA Board Officers, Jo Ann Paulson, President, John Mattson, Vice President, Jim Moore, Secretary and newly nominated Treasurer Delia Thompson be reappointed (or appointed) by a slate vote. The motion carried.

Resident Rich Marsh reported that there appears to have been incidents of attempted robbery in the development. It was also noted that there are many incidents of speeding and careless driving through the community and we should be especially watchful for children playing and citizens walking in the streets. These issues could be mentioned in a newsletter.

The board would like to find someone to take care of putting together a regular newsletter but has no takers so far.

**Committee Reports:** No reports were available.

**Adjournment:** Rich moved and John seconded a motion to adjourn the meeting. Motion carried at 8:45 PM.

**Next Meeting:** Scheduled for Monday Feb 25, 2013 7:00 PM at the Whispering Pines Firehouse.