

## **Countryside South Homeowners Association Board of Directors Meeting**

Monday, April 28, 2014

The meeting was called to order by JoAnn Paulson at 7:05 PM. JoAnn Paulson, John and Jean Mattson, Delia Thompson, Jim Moore, Tom Mastel, Rich Larson and resident Michael Ogren were present. A quorum was reached.

Jim Moore read the minutes from the March 24, 2014 meeting. Tom moved and Rich seconded a motion to approve the minutes. Motion carried.

Delia Thompson read the Treasurer's Report. 16 homeowners have not paid their HOA dues as of this meeting. Tom moved and Rich seconded a motion to accept the Treasurer's Report. Motion carried.

Old Business:

Mr. Robert Jesso's drainage project at his home 5549 Doubletree Rd was discussed. He will be tearing out the present retaining wall and have a licensed contractor rebuild the wall area and landscaping to specs as per his engineering report. Tom Mastel has agreed to meet with Mr. Jesso's contractor when the project commences. Jim moved and Rich seconded a motion to accept Mr. Jesso's proposed project subject to his complying with his engineers report, the work is done by a licensed contractor and Tom Mastel is kept abreast of the project. Motion carried.

Tom Mastel and JoAnn reported that the cleanup of the draw between Limelight and Bitter Root has been cleaned up along with the adjoining neighbors tree debris that they brought to the draw. All the tree debris was broken down and processed through a wood chipper.

Tom Mastel reported that a fencing company has inspected the HOA fencing along Sheridan Lake Rd and Countryside Blvd and reports there are 3 areas of concern. They are: 1. The damaged area from the auto accident 2. The area that

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was removed for contractor access of a new homeowner shed and 3. Some general missing or broken pieces. Item 1. Is being taken care of by the auto owner's insurance, Item 2. Is the responsibility of the homeowner and the HOA board will be in contact with the homeowner to discuss and Item 3. will be taken care of by the HOA.

The annual CSSHOA Garage Sale will be Saturday May 17<sup>th</sup> from 8 AM to 1 PM. John Mattson will put an advertisement in the Rapid City Journal. Rich Larson will put two signs up at both entrances to the development approximately one week before the sale. Jim Moore will change the date on last year's signs. Rich will try to get R&R to deliver a large dumpster for homeowner use on Friday May 16<sup>th</sup> and have them pick it up on Monday May 19<sup>th</sup>.

The Lawn Mowing contract has been awarded to Tony Smith Mowing again this year. Upon homeowner input the board has decided to have the area between Countryside Blvd and Daisy Lane along the sidewalk mowed as usual but the area beyond the normal mowing area and the adjoining homeowner's property lines mowed additionally once or twice per year as needed. We will have Tony Smith Mowing take care of this also. Rich Larson will contact Mr. Smith to discuss. Jim moved and John seconded a motion to have Mr. Smith add this to his contract.

New Business:

Ken Chmielewski 5420 Snowberry Lane submitted a request to put up a shed. David Harstad, a Remax realtor, submitted a request for a privacy fence at a clients property at 8027 Sandlily Court. Lily Bruckner 8028 Sandlily Court submitted a request to add another stall to their garage. Tom Mastel spoke to all 3 of them and feel they all understand the CSSHOA requirements so he moved and Rich seconded a motion to approve all 3 requests. Motion carried. Steve Asher also submitted a request to put up a 16 X 36 Shed in the back corner of his property. Resident Michael Ogren, who lives next door to Mr. Asher expressed his concerns about the location of this shed, its size and how it would

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be highly visible from his family and entertainment areas of his home and registered his displeasure with the project. After some discussion the board decided that Tom Mastel would talk to the County about the requirements of this large of a shed and discuss personally with Mr. Asher. The board thought a more practical approach for Mr. Asher would be to add a two stall addition to his present garage. That seemed to be a more practical approach as it would be easier to access from the existing driveway, would only need to build 3 main walls, would enhance the value of his home and would not look out of place. At this time the board has tabled the request until Tom Mastel has spoken with Mr. Asher.

Tom moved and Rich seconded a motion to adjourn the meeting at 8:07 PM. Motion carried. Due to the 4<sup>th</sup> Monday of May being Memorial Day the next meeting is scheduled for Tuesday May 27<sup>th</sup> at JoAnn Paulson's home at 7994 Countryside Blvd.