

Countryside South Homeowners Association Board of Directors Annual Meeting

Monday, November 24, 2014

Selection of new Board Members and election of Officers:

President Jo Ann Paulson, Vice President John Mattson, Treasurer Delia Thompson, Secretary Jim Moore, Board Member and ACC Chairman Tom Mastel, Board Member Rich Larson and resident Drew Anderson were present. As mentioned in previous meetings, President Jo Ann Paulson is stepping down as CSSHOA President effective tonight. All other board members have agreed to stay on. Secretary Jim Moore has agreed to take the vacant President position through the November 2015 meeting but would be vacating the Secretary position. Resident Drew Anderson has volunteered to become a board member and fill the Secretary position. Outgoing President Jo Ann Paulson appointed the following positions going forward and made a motion to accept the appointments, Tom moved and Rich seconded the motion, motion carried:

New President:	Jim Moore
Vice President:	John Mattson
Treasurer:	Delia Thompson
New Secretary:	Drew Anderson
ACC Chairman:	Tom Mastel
Board Member:	Jean Mattson
Board Member:	Rich Larson

Countryside South Homeowners Association Board of Directors Regular Meeting

Monday, November 24, 2014

The meeting was called to order by President Jo Ann Paulson at 7:20 PM. Board Members Jo Ann Paulson, John Mattson, Jim Moore, Delia Thompson, Tom Mastel, Rich Larson and resident Drew Anderson were present. A quorum was reached.

Jim Moore read the minutes from the October 27, 2014 meeting. Tom moved and John seconded a motion to approve the amended minutes. Motion carried.

Delia Thompson read the Treasurer's Report. There are still two homeowners who have not paid their Homeowner's dues and one has not paid their late charge. Tom moved and Rich seconded a motion to accept the Treasurer's Report. Motion carried.

Old Business:

The board had more discussion about the Doolittle roof damage and Tom made a motion that a letter be written and sent certified mail along with a copy taped to the door of the home asking him to give a response to the letter by the Jan 26, 2015 meeting which should include his

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intentions to repair the roof. And if he does not respond the board could take further action which would be discussed at the January meeting. Jim moved and Rich seconded the motion, motion carried. It is the intention of the board to help protect the property values and the quality of life of the neighborhood.

New Business:

The board discussed the possibility of increasing HOA dues for 2015 but felt based on Consumer Price Index of 2% a \$2.80 increase would be cumbersome and decided to wait another year and most likely increase for 2016 to \$145.00 which should be close to the CPI at that time.

The board also reviewed this year's expenses and projections for next year to help Delia prepare a new budget for next year. The property Insurance bill for next year increased substantially so Delia Thompson and Tom Mastel will look into other options. Tom made a motion to approve the decision the two of them make to change to a different policy so long as the cost is less than the \$905.00 renewal we have due Jan 1st; John seconded, motion carried.

The board received a 3 year renewal contract with Tru Green to take care of commons area trees and Jim Moore will ask Kevin Morsching to come to the Jan 26, 2015 meeting to explain the plan he has for us prior to signing any contracts. It was also mentioned that we will need a new contract for mowing and will be in contact with Tony Smith Mowing but will be open to other qualified bid options.

Architectural Control Committee:

Tom Mastel reported that Ken Asheim from 7800 Columbine Court has asked to construct a 10 X 14 shed in his back yard. Tom discussed color, size and setbacks with him and recommended the board approve his request. All approved.

The potential buyer planning to buy the home at 5459 Barberrry Circle who was concerned with parking his camper next to the home has changed his mind.

Tom also reported that he has been in multiple discussions with the Flynn's at 5625 Blue Stem Court about a large addition but the Flynn's have decided not to expand at this time.

With nothing further to discuss Tom moved to adjourn at 8:13PM, Rich seconded the motion. Motion carried.

Because of the Christmas Holiday there will be no December meeting. The next meeting will be held on Monday January 26, 2015 7:00 PM at the Whispering Pines Fire Station.