

Countryside South Homeowners Association Board of Directors Meeting

Monday, January 26, 2015

The meeting was called to order by President Jim Moore at 7:05 PM. Board members Jim Moore, John and Jean Mattson, Delia Thompson, Tom Mastel, Rich Larsen and Drew Anderson were present. A quorum was reached. Also present were Kevin Morsching, Brad Haupt and resident Craig Nedved and his two sons.

Drew Anderson read the minutes from the November 24, 2014 meeting. Rich moved and Tom seconded a motion to approve the minutes. Motion carried.

Delia Thompson read the Treasurer's Report. There is still one homeowner who has not paid their 2014 dues and one other homeowner who has not paid their late fee. The late fee will be added to the homeowner's 2015 dues. Tom moved and Rich seconded a motion to accept the Treasurer's Report. Motion carried.

Old Business:

The board again discussed the Doolittle roof damage and unpaid dues. Delia mailed Mr. Doolittle a certified letter on Dec. 4, 2014 and also taped a copy to his door. The certified letter was returned by the post office as unclaimed on Jan. 10, 2015. Mr. Doolittle's damaged roof is in violation of the HOA covenants and could have an effect on the sale of other homes in the area. He had until tonight's meeting to respond to the letter and has not. The board could fix the roof and assess the cost to the homeowner, but in the event of a bank foreclosure, the board would be out the cost of the repair. Jean made a motion to file a lien for the unpaid HOA dues as well as send a letter to Mr. Doolittle's mortgage company describing the serious damage to the roof along with a copy of the letter the board sent to Mr. Doolittle. Rich seconded the motion and the motion carried. Delia will file the lien and write the letter to the mortgage company.

Delia contacted a different insurance company for the HOA property insurance, and found out that we currently have a very good policy and could not find another policy for less than the current renewal rate. She paid the \$905.00 to renew the current policy.

New Business:

Kevin Morsching from Tru-Green attended the meeting to discuss the spraying plan for the common areas. He stated that this is the 3rd year of spraying the trees for pine beetles in the common areas. The price is about \$13 a tree, which is the same as last year. It was mentioned that homeowners can also get trees sprayed at the same price as the HOA. He discussed the weed control that was done on the east end of Daisy Lane (area 11). That area was sprayed once last fall and it was his recommendation that it be sprayed twice this year, once in the spring and once in the fall. The cost to spray that area is \$1700 each time. He also stated that if the weeds were to come back after spraying, please contact him and he will come back and spray them again free of

charge. There would also be a 3% discount if the bill is paid in full by a TBD date in February. Tom motioned to approve the spraying and fertilizing of the trees and common areas as was done last year with the addition of a pre-emergence spraying for Area 11 in the spring. Rich seconded and the motion carried.

Brad Haupt, Fire Chief of the Whispering Pines Fire Department met with the board to discuss the fire district. The district has a Rural Fire Protection Board that currently has 5 members. They need 5 members to continue to have a board and would like to get up to 7 members. One member will be retiring in February, so they will need at least one new member. The fire district's annual meeting will be February 16, 2015 at 7:00 PM at the Whispering Pines Fire Station. All are welcome to attend the meeting, especially anyone interested in joining the board. The board meets every 3rd Monday of the month at the fire station. The board controls how the tax payer money is used for the fire district. The fire district utilizes a volunteer fire department, as opposed to hiring a full time fire department. A fire crew of three people would cost ~\$150,000 (\$50,000 per firefighter) and the district took in only \$168,000 in tax funding last year, so hiring a fire department is not feasible. State law requires that a volunteer force have 15 fire fighters and the WPVFD currently has 22. They are actively looking for new fire fighters. Fire fighters and EMTs need to be 18 years old, but can begin training at 17. There are currently no board members or fire fighters from Countryside South. They will also be opening up some non-EMS, non-fire fighter positions this year, such as helping with the books or vehicle maintenance. Brad also talked about how the recent annexation of Countryside subdivision by Rapid City will affect the fire district. Countryside accounted for 16% of the district's tax base, so next year's tax funding will only be about \$140,000. A new fire truck was purchased last year for ~\$500,000. Since that long term debt was incurred while Countryside was still a part of the district, 16% of the cost will still be assessed to them. Being annexed could affect homeowner's insurance rates as the nearest city fire department station is 5 miles away. He mentioned that any property under 40 acres that is touching city property and is sold can automatically be annexed to the city. The WPVFD responded to 79 calls last year, including 2 structure fires in Countryside South in the last month. Both were due to unattended food on stoves causing the fires. Finally, he mentioned that the fire hall can be rented by residents of the fire district for ~\$25 with an additional ~\$20 for use of the kitchen. The only stipulations are that you clean up and put the room back the way it was and that no alcohol is allowed in the building. The rent is higher for non-district residents.

Resident Craig Nedved met with the board to discuss a mowing contract. He felt that he and his sons could do the mowing at a cheaper rate than the board has paid in previous years. The board's insurance requires whoever is doing the mowing to be over 18. Since Mr. Nedved's sons would be doing the mowing and are under 18, he respectfully withdrew his offer. Rich will contact Tony Smith to see if he could get a contract to the board by next month for review.

Sending out newsletters in 2015 was discussed. They are usually sent out 4 times a year and the board would like to get one out before the fire district's February 16th meeting to inform any residents that are interested in joining the fire board of the meeting. The annexation of

Countryside and owing long term debt and the possibility of forced annexation to CSS could also be mentioned. Jim and Drew will work on the newsletter.

Delia had signature cards from the bank for her as treasurer and Jim Moore as the new president to sign.

Architectural Control Committee:

Tom talked with the road district and they are responsible for the work that is being done at the entrance to the development on Countryside Blvd. They took out old trees and planted new ones on both sides of the road for balance. The wood from the removed trees was free of charge and taken by a resident. They assured Tom that the dirt pile will be gone before it kills the grass. Also, the road district is planning on proceeding with installing solar lights on the intersection street signs. They are pricing different options and a representative from the road district should be at the next meeting to discuss the options.

John will look for a replacement for a missing light fixture on the entryway sign.

Tom pointed out that Jim Moore does not have a light pole in his yard like all the other homes in CSS. Jim stated that there was not one when he moved in, and will look into it further.

Rich motioned to adjourn the meeting at 8:40 PM and Jean seconded the motion. Motion carried.

The next meeting will be February 23rd, 2015 at 7:00 PM at the Whispering Pines Fire Station.

Respectfully submitted,

Drew Anderson, Secretary