

Countryside South Homeowners Association Board of Directors Meeting

Monday, April 27, 2015

The meeting was called to order by President Jim Moore at 7:08 PM. Board members Jim Moore, John Mattson, Delia Thompson, Tom Mastel, Rich Larsen and Drew Anderson were present. A quorum was reached. Also in attendance were Clint Haxton, Tom Schumacher, and Dave Doyle of the Countryside South Road District and Loren and Jan Geske of LTG Services.

Drew Anderson read the minutes from the March 23, 2015 meeting. Rich moved to approve the minutes. Tom seconded and the motion carried.

Delia Thompson read the Treasurer's Report. There are still 27 out of 183 homeowners who have not paid HOA dues. The dues were due on April 15th and as of April 21st, 51 homeowners had not paid. Delia called or mailed a second notice to those homeowners. She is planning on making a second call on May 1st to any homeowners who still have not paid. Real Estate Taxes of \$1,130.43 were paid on April 24th. Tom moved and Rich seconded a motion to accept the Treasurer's Report. Motion carried.

Old Business:

Rich dropped the letter to Wells Fargo Home Mortgage regarding the damage to Mr. Doolittle's roof. They stated that as long as he is up to date on his mortgage and insurance, there is nothing they can do.

Jim spoke with Kevin from Tru-Green and they are planning on treating the weeds in the common areas in the middle of May. They are still planning on spraying trees at the end of June. They have already been in the neighborhood spraying resident's trees.

Loren and Jan Geske informed the board that they have gotten the tax license for LTG Services and have insurance beginning May 1st. They signed a contract with the board and will begin mowing in May.

New Business:

The garage sale is planned for May 16th from 8 AM-2 PM. John located the newspaper ad from last year's garage sale. He is planning on running this year's ad the Friday and Saturday before the sale. John and Jean will be getting the signs before the sale and Rich will place them out the Sunday before the sale.

Discussion was held on what to include in the May HOA newsletter. The date of the garage sale, a notice to pay outstanding HOA dues, reports of mountain lions in the neighborhood, complaints of cars being parked in the street overnight, and the Elements of Harmony worksheet will all be included.

Clint Haxton, Tom Schumacher, and Dave Doyle of the road district discussed the joint street sign/solar light project with the board. They have decided on a style of pole and light to go with. No company does both the poles and the lights, so they will be purchased from 2 separate companies. There are 17 poles with street signs in Countryside South. The new lights and poles will cost \$3,350 and the new reflective street signs will cost \$5,450 for a total material cost of \$8,800. The installation of new poles has not been finalized. The estimated cost of installing is ~\$200 per hole. They had hoped the project could be completed for ~\$15,000 and it looks like that will be accomplished. The road district will be covering 60% of the costs and the CSSHOA will be responsible for the other 40%. The lights will be solar powered and charge during the day. They should be able to stay lit all night on a day's charge. The HOA will be in charge of changing bulbs. Tom mentioned that it might be a good idea to have extra bulbs and batteries for the solar lights on hand and adding that into the initial cost. Rich made a motion to go forward with the project and approve funds up to \$6,800 (40% of \$17,000, which is the estimated cost of the project plus \$2000 for extra bulbs/batteries) be paid by the CSSHOA. Jean seconded the motion and the motion carried. The road district has their meeting next week. They will vote on approving the project and then order the lights, poles and signs. Work should begin later in the summer.

Architectural Control Committee:

Tom Mastel presented the ACC report. Requests by Dave Doyle of 5447 Conifer Ln and Dan Cavanaugh of 5403 Currant Ct were received to paint their houses. Their color choices were consistent with the color pallet of the neighborhood. Ken Chmielewski of 5420 Snowbird Ln presented plans for a raised bed garden with a fence around it, a new shed and painting his house. Joel and Mary Neugebauer of 7984 Countryside Blvd presented plans to add a pergola to his deck. Tom motioned to approve the requests presented. Rich seconded and the motion carried.

John presented an email he received from resident Vladimir Sobolev (8039 Daisy Ln) regarding an easement on his property. He stated that he recently became aware of an easement for major drainage access and utilities on his property which he considers to be a common use area. He asked the HOA how this could happen and to reduce the value of his lot so he would not have to pay property taxes on the easement area. The CSSHOA board has no power over easements or property taxes. He will need to contact the county with any concerns over such matters. Tom will email him back with this information.

Tom motioned to adjourn the meeting at 8:21 PM. Rich seconded and the motion carried.

The next meeting will be Tuesday, May 26th, 2015 (due to Memorial Day) at 7:00 PM at the Whispering Pines Fire Station, pending the availability of the building.

Respectfully submitted,

Drew Anderson, Secretary