

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

Monday, July 27, 2015

The meeting was called to order by President Jim Moore at 7:15 PM. Board members Jim Moore, John Mattson, Delia Thompson, Tom Mastel, Rich Larsen and Drew Anderson were present. A quorum was reached. Also present was Jim Martin of the Colonial Pine Hills Sanitary District.

Drew Anderson read the minutes from the June 22, 2015 meeting. Rich moved to accept the minutes. Tom seconded and the motion carried.

Delia Thompson read the Treasurer's Report. To date, there are 5 out of 183 homeowners who have not paid their HOA dues. One homeowner's check was returned for "Not Sufficient Funds." Delia will contact the bank to see if there are sufficient funds at the end of the month. Tom moved and Rich seconded a motion to accept the Treasurer's Report. Motion carried.

### **Old Business:**

The status of the playground equipment was tabled until next month's meeting.

There has been no new update from the road district regarding the street light project.

Jim contacted Kevin at Tru-Green about spraying the weeds in the playground area. Kevin agreed that spraying was necessary and would get it taken care of.

The WPVFD sent out a newsletter last month asking for new volunteers. The board was going to send a special newsletter to address this issue but that is unnecessary since the WPVFD sent their own. The board will include a notice of the need for volunteers in future regular newsletters.

It was noted that Mr. Doolittle's roof has been replaced and the board considers that issue closed.

### **New Business:**

Jim Martin, Manager of the CPHSD, met with the board to talk about some projects the District has going on and to address any questions or concerns the board may have. He stated that the district has had 30-35 complaints of excess water in people's homes and/or yards. Of these complaints, about 20 are new but only 1 was caused by a leak in the water service line. The rest are due to the amount of rain we have been getting and an increase in the level of ground water. Most of these situations have dried up. He mentioned that the CPHSD is currently undergoing a couple of projects, including a new filtration system, which will increase both the quality and quantity of the water. The water tank has been struck by lightning 3 times this year. It has not caused any major damage, but they hopefully have found a solution so it will not be struck so often in the future. Mr. Martin explained the fees that are found on the water bills. There are two

fees- one for \$0.30 and another for \$6.00. The \$0.30 fee is an administrative fee associated with the paperwork required for inspecting and permitting septic systems. The \$6.00 fee includes \$2.85 that goes into a capital improvement fund and \$3.15 which goes towards repaying a loan that was taken out for the current improvement project. He stated that once the loan was repaid, the \$3.15 fee *should* be removed from the bill. He also talked about water pressure in CSS, stating that the pressure depends on the water level in the tank and the elevation of the homes receiving water. Due to varying elevations in the neighborhood, some houses require a pressure tank to increase pressure and other require pressure reducers to decrease pressure.

Loren Geske of LTG Services has been mowing twice a month but thinks that due to the amount of rain, more frequent mowings may be necessary. The board agreed. Jim will monitor the areas that are generally mowed twice a month and see if it need mowing 10 days after the previous one instead of the full 15 days. John will check on the areas that are mowed 1-2 times a season. Tom made a motion to authorize Jim to contact LTG Services if a more frequent mowing is necessary. Rich seconded the motion and the motion carried.

Eugene Kraft of 5319 Scrub Oak Circle contacted the board with concerns of noxious weeds growing near his property. He stated that in the past, the area has been sprayed for the noxious weeds. Jim talked with Kevin from Tru-Green and they looked at the area. Kevin agreed that the noxious weeds should be spot sprayed. He could add it to the common areas spraying schedule and the cost would be \$150 per spraying. Tom made a motion to authorize Jim to sign a one year contract for noxious weed spraying at that price. Rich seconded and the motion carried.

The August newsletter was discussed. Subjects to be mentioned include keeping pets in your yard or on a leash, the WPVFD's need for volunteers, the Elements of Harmony worksheet for any home improvement projects, the 25 MPH speed limit in the neighborhood, and that no overnight on street parking is allowed.

JoAnn Paulson contacted the board to state that she is having visitors during the Sturgis Rally and they will be parking a trailer on the gravel near the picnic shelter for a couple of days.

#### **Architectural Control Committee:**

There were no requests made to the ACC this month.

Rich motioned to adjourn the meeting at 8:18 PM. Tom seconded and the motion carried.

The next meeting will be Monday, August 24<sup>th</sup>, 2015 at 7:00 PM at the Whispering Pines Fire Station.

Respectfully submitted,

Drew Anderson, Secretary