

Countryside South Homeowners Association Board of Directors Meeting

Monday, August 24, 2015

The meeting was called to order by President Jim Moore at 7:08 PM. Board members Jim Moore, John Mattson, Jean Mattson, Delia Thompson, Rich Larsen and Drew Anderson were present. A quorum was reached. Also present was Loren Geske of LTG Services.

Drew Anderson read the minutes from the July 27th, 2015 meeting. Rich moved and John seconded a motion to accept the minutes. The motion carried.

Delia Thompson read the Treasurer's Report. There are still 4 out of 183 homeowners who have not paid their HOA dues, including the "Not Sufficient Funds" check from last month. Delia has called the bank several times and there has not been sufficient funds to run the check again. She has left messages and resent statements to the 4 homeowners. Drew moved and Jean seconded a motion to accept the Treasurer's Report. Motion carried.

Old Business:

Loren Geske of LTG Services met with the board to give his opinions/recommendations on the mowing contract and status of different mowing areas. He felt that the sidewalk areas 1-9 should be mowed every 10-12 days instead of 2x a month, depending on the weather/rain. Area 14, which was added to the mowing contract upon the suggestion of residents adjacent to the area, should be mowed once a month or every other mowing. Loren stated that he has not been mowing areas 5 and 8 due to the fact that homeowners have been mowing up to the sidewalk. He has been mowing under the large tree in area 2, but states there is wild brush under the tree that makes it an unusable area and wonders if mowing under the tree is necessary. He has been mowing 2 small common areas, which are not listed in the contract, next to the area 3 sidewalk to make it look better. He noted that there is a large drainage area east of area 4 that is not mowed and wondered why drainage areas 11 & 12 are mowed. He suggests mowing around the rim of the drainage areas so they look nice, but not mowing in the bowl. He also mentions that all of the rocks were removed from the drainage areas, but due to the large amount of rain this year, there are more rocks than before washed into them now. He also feels that areas 13 and 2A between Countryside Blvd and Daisy Lane need not be mowed at all. Rich noted that branches around the playground and sidewalks which hinder the mowing process should be removed. Also, this would make biking on the sidewalks easier. Rich motioned to have Loren remove branches to increase the safety involved with mowing and to accept his recommendations for next year's mowing contract. Delia seconded and the motion carried.

John presented a quote for recycled rubber mulch to cover the ground of the playgrounds. 100 cu. Ft. (which would cover 800-1200 square feet to 1-1 ½ inches deep) costs \$1,136.35 from Menards. The board will need to measure the playgrounds to see how big they are. Jim noted that there are a lot of weeds in the playground in area 2 that need to be sprayed. There was some confusion as to whether this is included in our current contract with Tru-Green. Jim will check

into this. Jim also mentioned that some ladder rungs need to be replaced and wondered if there was a Rainbow Play Systems dealer in Rapid City to repair the existing equipment. Drew will check into this.

John contacted the Road District and they stated that the street lights are on the way.

New Business:

John contacted BES Lighting about replacing the missing light on the entrance sign of CSS. He received a quote for replacement lights that would include a bulb that is easier to change and will last longer. The cost is \$100 per light. Drew made a motion to replace both lights so they are the same. Jean seconded and the motion carried.

Larry Janes of 5536 Doubletree Rd emailed the board regarding teenagers in the neighborhood ringing doorbells and running away. He stated that it is a pretty harmless prank, but some friends in CSS have had their doorbell rung as late as midnight. That friend was home alone with her children and it woke them up and frightened her. Jean noted that it has happened to their house and that some residents are elderly and it takes a lot of effort to get to the door. The board will include a notice in the next newsletter to remind parents to talk to their kids about this issue.

The board sent a letter to Jennifer Oberg of 5521 Limelight Lane reminding her that the covenants require a working yard light on each property after receiving a complaint that her light was burned out.

The board sent a sympathy card to the family of CSS resident Scot Brost, who passed away as the result of a car accident.

Architectural Control Committee:

There was no ACC report as Tom was unable to attend this month's meeting.

Rich motioned to adjourn the meeting at 7:54 PM. John seconded and the motion carried.

The next meeting will be Monday, September 28th, 2015 at 7:00 PM at the Whispering Pines Fire Station.

Respectfully submitted,

Drew Anderson, Secretary