

Countryside South Homeowners Association Board of Directors Meeting

Monday, November 23, 2015

The meeting was called to order by President Jim Moore at 7:04 PM. Board members Jim Moore, Tom Mastel, Rich Larsen, Delia Thompson, John Mattson, Jean Mattson and Drew Anderson were present. A quorum was reached. Also in attendance were CSS residents Karen Ellison and Joe and Jody Jarding.

Drew Anderson read the minutes from the October 26th, 2015 meeting. Rich moved to accept the minutes. Tom seconded and the motion carried.

Delia Thompson read the Treasurer's Report. There is only one homeowner left who has not paid HOA dues. Delia presented a proposed budget for 2016, but it was tabled until the January meeting. Tom moved to accept the Treasurer's Report. Rich seconded and the motion carried.

Old Business:

Further discussion was held on the proposed upgrade to the playground equipment. Due to concerns with the safety of rubberized mulch, the board has decided not to use it as fill material. Jean will check with the city and Red Rock Meadows to see what fill material they have used on their playgrounds. Tom is going to ask Aspen Ridge to meet with the board at the January meeting to discuss alternative fill materials and their prices. Joe Jarding mentioned grants available from dermatology groups to help pay for tent coverings for playground equipment to provide shade from the sun. The board will look into this grant opportunity.

John heard the road district has found someone to install the poles for the new street signs.

The board has not received any new complaints from residents about doorbells being rung. John and Jean did have their doorbell rung one night at 3am since the last meeting. Hopefully the newsletter brought attention to this issue and the board will wait to hear from residents if the problem persists.

Jim will call Kevin from Tru Green to see if he will attend January's meeting to discuss spraying for 2016.

New Business:

The board received a complaint from a resident about a boat in a neighbor's yard and junk in another neighbor's yard. Jim spent time walking the area determining which homes the resident was talking about and then sent letters to the neighbors. This leads into the discussion the board has been having about instituting a fine system for covenant violations. According to the bylaws, it does appear that the board can implement a fine system. However, instead of a fine system, the board is going to come up with a complaint form for residents to fill out, similar to the Elements

of Harmony form used for proposed property changes. Jean will work on a rough draft of a form for January's meeting.

A number of the board members have been receiving emails from Matt Humphrey, who has a newsletter for homeowner associations and offers advice for a fee. The board is not interested in paying for these services.

Resident Karen Ellison suggested that CSSHOA start a private Facebook page for residents of the neighborhood. The page could be used to let residents know of upcoming meetings, the annual garage sale, when HOA dues are due, etc. Karen will talk to a friend in Red Rock Meadows about their HOA's Facebook page. Drew will work with Karen on the possible Facebook page.

The Road District stated that the dead trees along Countryside Boulevard will be replaced next spring and were wondering if residents neighboring the area would be willing to help with watering the trees.

Architectural Control Committee:

There were no requests of the ACC this month.

Delia motioned to adjourn the meeting at 8:38 PM. Jean seconded and the motion carried.

President Jim Moore then called the Countryside South Homeowners Association Board of Directors Annual Meeting to order at 8:38 PM. Resident Jody Jarding volunteered to join the board. All existing board members have agreed to stay on the board in their current roles. President Jim Moore appointed the following positions for 2016:

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

Tom moved to adjourn the annual meeting at 8:42 PM. Jean seconded and the motion carried.

There is no December meeting due to the Christmas Holiday. The next meeting will be Monday, January 25th, 2016 at 7:00 PM at the Whispering Pines Fire Station.

Respectfully submitted,

Drew Anderson, Secretary