

Countryside South Homeowners Association Board of Directors Meeting

Monday, January 25, 2016

The meeting was called to order by President Jim Moore at 7:08 PM. Board members Jim Moore, Tom Mastel, Rich Larsen, Delia Thompson, John Mattson, Jean Mattson, Jody Jarding and Drew Anderson were present. A quorum was reached. Also in attendance were Kevin Morsching of TruGreen, Jeremy Walla of Aspen Ridge Lawn & Landscape, and CSS residents Becky Pitman, Rich Marsh, Jerry Stiles, Larry Janes, Michael and Mika Ogren, Wendy Asher, Margie Morrison, Judy Grantz, Brandon Keyser, Anne Noll, Sheila and Greg Ketel, Jo Ann and Harley Paulson, Joel Neugebauer, Karen Ellison and Shawn Decker.

Drew Anderson read the minutes from the November 23rd, 2015 meeting. Tom made a motion to accept the minutes. Rich seconded and the motion carried.

Delia Thompson read the Treasurer's Report. There was one homeowner who did not pay 2015 HOA dues. The 2016 proposed budget was tabled until the February meeting so the board can hear and discuss Kevin Morsching's suggestions for spraying this year. Tom moved to accept the Treasurer's Report. Rich seconded and the motion carried.

Old Business:

The street lights and signs have arrived and been assembled. The utilities have been located around each of the new pole locations. According to the road district, the contractor hired to install the signs was to begin work a week ago Friday, but has not started. The road district is getting frustrated and may do the work themselves if it is not started soon. There are currently 3 existing signs that have fallen and are on the ground. John wondered who was disposing of the signs and if there was a possibility of auctioning off the old street signs if any residents were interested in them.

A brief discussion was held on the Sheridan Lake Road expansion plan. Although initial plans indicated that there would be 3 lanes past CSS, the most recent news is that it will probably stay at 2 lanes. A stoplight is being installed at the corner of Dunsmore Road and Sheridan Lake Road. Soil testing is being performed right now with the light hopefully being installed in the summer. Tom saw an article in the newspaper that the Sheridan Lake Road project is being pushed back 2 years after the recent voter rejection of a county wheel tax.

The neighbor complaint form for possible covenant violations was tabled until the February meeting.

Jeremy Walla of Aspen Ridge met with the board to discuss the proposed upgrades to the playground equipment and concerns over rubberized mulch. He stated that mulch is being made differently these days compared to years ago. The mulch is made from just the tire treads and no longer incorporates any steel from the tires, which had been a hazard in the past. The main

hazard from the rubber mulch comes from ingesting the pieces. This also is more of a problem with the fine dust type of mulch, but the mulch reflected in the bid is not fine and comes in larger ¾-1 ½” chunks. It is also made from Kevlar and is not a true rubber. It will get warm in the sun, but shouldn't give off a rubber smell like older rubber mulches. He also mentioned that any fill material other than rock, including wood mulch, would be treated with chemicals of some type such as dyes or treatment for mold/mildew. He discussed some alternative fill materials. Pea gravel is fairly soft but hard to contain in the playground area. Wood mulch is also soft and even more difficult to contain as the wind blows it around. Bigger rocks are easier to contain but are not as soft and increase the possibility of injuries. Sand is expensive, sticks to everything and is used by animals as a litter box. Grass would not last very long in a playground. Turf has a hard underlay and is expensive. A resident who has experience with designing playgrounds mentioned that she has used rubberized mulch in 2 recent playgrounds and is very happy with it. Another resident asked if we were getting a “neighborhood discount” on the bids. Jeremy explained that there was no mark up on the trucking and the mulch was listed at cost on the bid. Jeremy said that each playground area would take approximately 1 ½ -2 weeks to complete and the soonest opening in their schedule is in June. Jody Jarding looked into grants for tents to cover the playgrounds. The information she found seemed more geared towards giving tents to educational programs such as schools. She will contact the dermatologist in town that is affiliated with the grants for more information. Jeremy will also look at the volleyball court to see if it could be upgraded with a “sport court” type surface, which could be utilized for more activities than a sand court. Further discussion on the playground upgrades was tabled until the February meeting.

Karen Ellison met with the board to discuss the CSSHOA Facebook page. She did create a page for the HOA, but is going to make a private group that neighborhood residents can join. Jim expressed apprehension that the page might be used only for gossip and lead to fighting between neighbors. Karen stated that the page could be set up with whatever limitations on allowed member activity the board would be comfortable with. There would be a list of rules members of the group would be expected to abide by. It can be used only for information dissemination and not allow members to post to the group. Members of the group would receive notices of any activity posted on the page, such as meeting times or the agendas for upcoming meetings. One resident expressed that this could lead to her attending more meetings if she saw something on the agenda that interested her. Jean expressed concern about the amount of work that maintaining the page could add for the board, especially the president. Karen was willing to do the work on the Facebook page and did not want to add any work to the board. Jeremy Walla is also the chief of the Whispering Pines VFD and he has seen an increase of interest in the VFD since he began maintaining its Facebook page. He mentioned that there is a generational shift going on right now and more people are utilizing social media than ever before. Karen will meet with Jim and show him the CSSHOA Facebook group page before the next meeting.

New Business:

Kevin Morsching of TruGreen met with the board to discuss spraying for 2016. In 2015, TruGreen sprayed the trees in common areas for pine beetles as well as spraying the large area between Countryside Blvd and Daisy Ln twice, spraying of the playground areas and spot spraying of noxious weeds in a few problem areas. 2015 was the last year of a 3 year contract for tree spraying. He stated that the state recommended spraying trees for 3-5 years and his recommendation would be for CSS to spray the trees this year and then reevaluate on a yearly basis. The spray is 80% effective and active for 10 months. TruGreen will again offer residents of CSS the discounted rate to spray their trees of \$13 per tree. He will also offer a 3% discount for prepayment. He also told residents to call him with any questions and he will be glad to answer them and take a look at any questionable areas that may need to be sprayed. Further discussion on spraying for 2016 was tabled until the February meeting.

Deputy Sheriff Nicholas Nelson was scheduled to attend the meeting to discuss safety concerns in the neighborhood following an attempted home break-in, but was not in attendance. Greg Ketal, whose home was the target of the break-in, talked to the board and assembled residents about the incident and the Deputy's suggestions following it. Greg fell asleep on the couch in his basement on New Year's weekend and was awoken by a rattling noise at his basement door. He looked over the couch and was 4 feet away from a man attempting to open the door. Greg yelled as loud as he could and scared the intruder away. He ran upstairs and turned on the floodlight in his backyard but did not see anything. He then saw headlights flash across his window as a car drove away. He called 911 and a Deputy arrived within 10 minutes. They did find the intruder's footprints around the house as he looked for an entry point into the home. The Deputy's advice was to own a firearm and to keep lights on to illuminate your yard and deter would be burglars. After this incident, his neighbor found a Wal-Mart gift card in his garage that had been used to unlock the door and enter the garage. The theory is that the intruder found nothing in the garage and then proceeded to Mr. Ketal's home. The sheriff's office is in possession of the card. Some residents have noticed their garage doors being opened in the middle of the night. This has been a prank played by kids in the past, but is of concern with the recent attempted break-in. There was also concern about the number of people who come and go through the neighborhood during the day, such as furniture delivery people or roofers. A resident mentioned that a car had followed him menacingly and the driver made threatening remarks before driving away. He also has had windows on vehicles parked in his driveway broken in the past. Neighbors should be aware of any unfamiliar vehicles suspiciously driving in the neighborhood or parked in the streets at night. There was also a question about the street light at the entrance of Countryside Blvd not working. John had just looked into this. The road district thought the county was in charge of maintaining the light, but the county said it was not. John will be talking to Dave at the road district about it tomorrow.

The board had been contacted by a group opposed to a proposed gravel pit along Highway 16, approximately 7500-10000 feet from Countryside South. They were also having a meeting on January 25th, so were unable to send a representative to the board meeting and the board was unable to attend their meeting. While CSS is further away from the site than other concerned people, it still could have an impact on our water and increase noise and dust levels. There also

would be blasting being done, which could be felt or possibility cause foundation damage. The group's next meeting is February 1st at 7 pm at the Rockerville community center.

Jim is planning on sending out a newsletter in February. Information about the proposed gravel pit, the CSSHOA Facebook page, and ongoing neighborhood safety concerns will be included.

Architectural Control Committee:

There were no requests of the ACC this month.

Jim motioned to adjourn the meeting at 9:03 PM. Jean seconded and the motion carried.

The next meeting will be Monday, February 22nd, 2016 at 7:00 PM at the Whispering Pines Fire Station.

Respectfully submitted,

Drew Anderson, Secretary