

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

Monday, February 22, 2016

The meeting was called to order by President Jim Moore at 7:09 PM. Board members Jim Moore, Rich Larsen, Delia Thompson, John Mattson, Jean Mattson, Jody Jarding and Drew Anderson were present. A quorum was reached. Also in attendance were CSS residents Suzie Egge, Margaret Anderson, Greg Ketel, Joel Neugebauer, Karen Ellison and Barth Robinson.

Drew Anderson read the minutes from the January 25<sup>th</sup>, 2016 meeting. Rich made a motion to accept the minutes. John seconded and the motion carried.

Delia Thompson read the Treasurer's Report. One homeowner did not pay 2015 dues and that will be added to their 2016 dues. Rich moved to accept the Treasurer's Report. Drew seconded and the motion carried. Dues for 2016 were also discussed. Last year, dues were not raised, but it was planned to raise them this year \$5 to stay in line with the Consumer Price Index. Delia made a motion to raise HOA dues to \$145 for 2016. Jean seconded and the motion carried. Delia will be mailing out 2016 dues assessments early in March.

### **Old Business:**

Discussion was held on the contract with Tru-Green to spray common areas and trees. The rates from Tru-Green are the same as last year. The trees had been sprayed 3 consecutive years, as was the recommendation to prevent the spread of pine beetles. After discussion between the board and residents in attendance, Rich motioned to contract with Tru-Green for spray of the common areas for weeds, but not to spray the trees this year. Jean seconded and the motion carried. Future spraying of the trees will be discussed next year.

Delia presented a revised budget for 2016 after it was determined tree spraying would not be done this year. Jean moved and Rich seconded to accept the 2016 budget. The motion carried.

The board has not heard anything new about the street light project, but John did see that the utilities had been marked again today, so hopefully the new poles will be installed soon. He also noted that the light at the entrance to Countryside South had been fixed.

The neighborhood complaint form and possibility of a fine system for covenant violations was tabled until the March meeting. One resident did mention that his neighbor has had a dumpster in their driveway for 1 ½ years.

The playground upgrade was again discussed. Jean checked with schools that had recently replaced playgrounds and found that they use sand with wood chips on top. It was suggested by a resident that bids from other contractors should be considered. John and Jean will call around to

get other bids and will report back at the March meeting. Jody did look into the grants for shade tents and it appears they are available only to schools.

Karen Ellison reported on the CSS Facebook page. To date, the group has 50 members from the neighborhood. She was able to post the agenda for tonight's meeting prior to the meeting and will continue to do that in the future to hopefully increase interest and attendance to the meetings. The page directs people to the CSS website for newsletters and meeting minutes.

Deputy Sheriff Nelson was again unable to attend tonight's meeting due to a last minute conflict. He did answer a list of safety questions, which were included in the most recent newsletter. Joel Neugebauer told the board about a home security system he installed in his home from the company SimpliSafe. It only took him 2-2 ½ hours to install himself and is wireless and very cost effective, in his opinion. The upfront cost varies depending on what equipment you wish to purchase, but the monthly fee is only \$25. Greg Ketal and Barth Robinson told the board about a suspicious truck in the neighborhood. Greg noticed a truck driving slowly through the neighborhood late at night with no tail lights. He called Barth and Barth drove out, found the truck and followed it. The truck sped out of the neighborhood when it realized Barth was following it. A description of the truck and its license plate number were given to the police.

The Pennington County Planning Commission approved Croell's construction permit for mining the Perli Pit at its February 8<sup>th</sup> meeting. The group of residents opposing the pit have filed an appeal to the County Commission, which will be heard March 2<sup>nd</sup>. The group's next public meeting will be February 25<sup>th</sup> at 7 pm at the Black Hills Church of Christ.

### **New Business:**

Suzie Egge, who lives on Sandlily Ct, informed the board that her house had been recently egged. She woke up one morning to the front of her garage covered with eggs. She thinks it could possibly be related to a house party across the street from her that had been broken up by police a few weeks prior. She was watching as the police arrived and thinks maybe some of the teens at the party thought she reported it. The board has not heard of any other eggings at this time. It is important for parents to know what their children are doing at night, especially with the recent safety concerns and heightened security in the neighborhood.

Jody questioned if the board's liability insurance would cover individual board members in the event of a lawsuit. It was thought that generally the state does not hold individual members liable. The board will check with its insurance policy to be sure.

Mowing for 2016 was discussed. It is expected that Loren Geske, who mowed the common areas last year, will be at the next meeting to make a presentation. It was suggested that Tony Smith, who had mowed in years previous, also be contacted to make a bid.

The neighborhood garage sale was discussed. Residents in attendance thought that May is a difficult time to hold the sale, as many are busy with school winding down, graduations, etc.

They thought holding the sale in June would allow more residents more time to prepare for the sale and hopefully allow for better weather. Jean made a motion to hold the annual neighborhood garage sale June 11, 2016. Rich seconded and the motion carried.

**Architectural Control Committee:**

There was no ACC report this month, as Tom was absent.

Jean motioned to adjourn the meeting at 9:04 PM. John seconded and the motion carried.

The next meeting will be Monday, March 28<sup>th</sup>, 2016 at 7:00 PM at the Whispering Pines Fire Station.

Respectfully submitted,

Drew Anderson, Secretary