

## **Countryside South Homeowner's Association Meeting Minutes March 27, 2023**

**The March 27, 2023 Meeting** was called to order by Secretary Jim Moore at 7:06 PM. Board Members Jim Moore, Delia Thompson, Karen Ellison, Mike Briggs and Eric Baker were present. Dave Daly was absent. Also present were homeowners Andy Wipf, Alan Plummer and Adam Wegner. Officer Steven Stewart from the Pennington County Sheriff's Office texted Jim Moore that he planned to come but was unable to attend but does plan to be at the next meeting.

The Minutes from the Feb 27, 2023 Meeting were read by Jim Moore. Mike Briggs motioned to accept the minutes with some adjustments about Delia Thompson's Storage Unit details. Karen seconded, the motion carried.

**Delia Thompson** read the Treasurer's Report indicating we have a total of \$68,043.26 of all accounts. 94 of 183 Homeowners have already paid their Annual HOA Dues. She is transferring \$30,000.00 into a new CD account and is handling the necessary paperwork. Delia also renewed the Warne Chemical Contract. Jim Moore motioned to accept the Treasurer's Report, Mike Briggs seconded, the motion carried.

### **Old Business:**

**Mowing:** The Board would like to have at least two bids for mowing. We would like all bidders to be a business entity with liability insurance and give a proposal for the entire mowing season. Dave Daly is still putting together his proposal for Mowing but Jim Moore will contact the following companies to see if they would like to place a bid: Carefree Lawn Service, Warne Chemical, Aspen Ridge and G.J. Hallsworth.

**Electrical Outlet:** Karen Ellison replaced the padlock on the electrical panel at the Picnic Shelter with a coded lock and key which she turned over to the Secretary for safekeeping. She turned on the breaker for the Parking Lot Outlet. When the Plowing season is over, we will turn the power off again.

**Fencing Maintenance:** HOA owned Fencing along Sheridan Lake Road was discussed, finding economical maintenance is very difficult as it is too petty for businesses to care. We feel we will handle issues the best we can as fencing issues come up. In most cases the homeowners keep things up in their back yards but if pieces need to be replaced we will do what we can.

**Member Recruitment and Need for a President:** We again discussed the need for more Board Members and the time and duties involved with being a Board Member. **Great News!!** All three residents attending tonight's meeting volunteered to join as Board Members. They are Andrew Wipf, Alan Plummer and Adam Wegner. Thanks you so much, we look forward to your input and involvement. We still need a President!

### **New Business:**

**Future Projects:** Nothing on the horizon right now.

**Summer Meetings:** We will consider having HOA Monthly meetings at the Picnic Shelter when the weather gets warmer to encourage Neighborhood participation.

**Communications:** Jim Moore will work on a Newsletter to discuss at the next HOA Meeting. We would like to keep the neighborhood aware of what is going on the best way we can, whether it be by Newsletter, Facebook, Website or ??? We would like to start placing the proposed Agenda on Facebook and the Website and possibly via mass text to keep the neighborhood aware of what we will be discussing, We will try to fine tune some procedures to make this happen routinely.

**Procedures:** We are concerned that when a resident sends in an e-mail to the HOA that they are contacted by the appropriate HOA Board Member. This may need to be improved.

**ACC Reports:**

**5299 Conifer Lane:** Eric Baker and Jim Moore met with Lucas Gaeta and his contractor. They have architectural plans, have met with the neighboring homeowners, have a new septic system in the works and have Pennington County blessings. We have approved their project.

**5420 Conifer Lane:** Homeowner Adam Wegner met with Eric Baker about doing a fence like his next door neighbor. He has met with his neighbors, no issues. Project approved. He is considering a large shed or garage addition in the future.

**8074 Coneflower Ct:** Alan Plummer Homeowner met with Eric Baker also about redoing the fence at his home. This was also approved.

**Adjourn:** Jim Moore made a motion to adjourn the meeting, Karen seconded. The motion carried and the meeting was adjourned at 8:24 PM.

Next Meeting is April 24, 2023 7:00 PM. Eric Baker will be unavailable the next two meetings.

Respectfully submitted,  
Jim Moore, Secretary

(Page 2)