

Countryside South Homeowner's Association Meeting Minutes
July 24, 2023

Vice President Dave Daly called the Meeting to order at 7:03PM. Board Members Andrew Wipf, Eric Baker, Mike Briggs, Karen Ellison, Jim Moore, Dave Daly and Adam Wegner were present. Alan Plummer and Delia Thompson were absent. Also present was resident Noel Hamiel.

The June 26, 2023 Minutes were read by Secretary Jim Moore. Dave Daly made a motion to accept the minutes, Mike Briggs seconded. The motion carried.

In Delia Thompson's absence Jim Moore also read the Treasurer's Report indicating we have \$19,301.41 in our Checking Account, \$25,777.76 in our Money Market Account and \$30,000.00 in our New CD Account giving a total of all funds of \$75,079.17. It was noted that all 183 of the 183 Homeowners have paid their HOA Dues of \$160.00. Items paid since the last report totaled \$3,610.68 and bills due to be paid total \$3,678.87. Eric Baker made a motion to accept her Treasurer's Report, Mike Briggs seconded, the motion carried.

ACC Reports: Eric Baker said he has no projects to report on but asked about two complaint e-mails that came in recently; Alex Purcell e-mailed the board Saturday asking the board to look into a few years long parking issue at 5415 Snowberry Lane and Terry Bosma e-mailed in just after 6:00 tonight a complaint about the new fence at 8074 Coneflower Court and a few other things nobody has taken the time to read yet. After much discussion and reviewing old HOA Minutes we could find no previous mention of the parking issue on Snowberry Lane. We feel the board needs to have a complaint policy and will try to set up a system starting with the complainant submitting a formal complaint in writing. As far as Mr. Bosma's e-mail we realize the fence he is complaining about belongs to Board Member Alan Plummer, which the board did approve as it is similar to another fence on Conifer Lane. We will ask Alan to talk to Mr. Bosma, Alan could not make tonight's meeting.

Old Business: The huge Shrub by the sidewalk that ends at Daisy Lane still has not been removed, Karen said that Paul Frank cannot seem to find the time to take care of it. Dave Daly and Eric Baker both said they will look into finding someone else that will remove it for in the neighborhood of \$900.00 that Mr. Frank said he would charge. We want it taken care of asap as it is unsightly and a visual safety barrier for vehicles on Daisy Lane.

Member Recruitment: We are operating handicapped as we still have no President. After the public discussion at last month's meeting/ice cream social about covenant violation enforcement a prospective President Candidate who attended the event says he may still join the board but does not feel he would be willing to take on the President responsibilities.

New Business: Not on the agenda but the conversation turned to **mowing** and Dave spoke about what he is doing and what he might want to do at some point, the board wants him to keep us abreast and make whatever recommendations he feels will be best for the neighborhood.

Then we discussed **Long Term RV Parking on Resident driveways** and believe only a handful of residents push the limits and we need to determine how to handle this situation.

Covenant Enforcement Policy:

There was a **HOT** discussion about a **six-page Enforcement Policy** the previous board **enacted June 2, 2022 at a Special Meeting** consisting of Noel Hamiel, Alex Purcell and Delia Thompson. Jim Moore was furious that after a **thorough** audit of all the HOA Minutes dating back to 8-27-18 when Kevin Kloster took over the President position from Past President Jim Moore that showed many mentions of covenant compliance but little or no details of anything indicating what the policy was. A Covenant Violation Enforcement Committee had been formed but all discussions were apparently held in private. Jim Moore, Dave Daly and Eric Baker joined the board at the July 2022 Meeting, Mike Briggs joined the board at the November Meeting and Andrew Wipf, Alan Plummer and Adam Wegner all joined the board at the March 2023 Meeting. None of the 7 new Board Members were aware that a Covenant Enforcement Policy had in fact been put into effect prior to any of us joining the board but heard about it the night of the ice cream social as we tried to unsuccessfully explain to the crowd how we handle these things. The purpose of the ice cream social was to have the neighborhood get to know the new board and we had hoped to encourage someone to come forward and take on the open President position. But, after receiving lengthy e-mail's from Alex Purcell the last HOA President and Noel Hamiel the Covenant Enforcement Committee Lead the day of the ice cream social, forced us to address the issue. **It was at that Meeting that the 7 new members first found out about this six-page highly legalistic enforcement policy.** Although the CSSHOA.org website does have a post of the June 2, 2022 special meeting, none of the 7 new members ever saw that post and never saw the **six-page** document which apparently was formally put together behind the scenes and with no such documentation in the HOA Formal Minutes. **In that posting for the Special Meeting June 2, 2022 it states that the policy will be posted on the HOA Website and also will be sent to all Homeowners. That NEVER happened.** This Board needs time to analyze what the previous board envisioned and what this board can comfortably adopt. This board believes 95% + of the neighborhood is respectful of each other and comply very well. This Board is against the need for a Professional Management Company and hopes it can control problems without the need for fines for violation non-compliance. If we are forced to fine a resident for a violation, who will be next and for what violation, campers staying too long, too many cars, dogs barking, lawn and landscaping in disarray, too much clutter? This is a volunteer board not intended to be a police department or collection agency. If we fail at upholding the covenants to the bulk of the neighborhood's satisfaction, the HOA may fall apart and a Management Company may be in the future at much greater expense and with a lot more rules and consequences. As most of this discussion was pointed to Jim Moore's disappointment in Noel Hamiel's lack of documentation and the pressure for us to enforce his committees' policies; as Noel felt the importance of covenant enforcement as Priority ONE for the Board. He also left Dave Daly a Petition with 32 signatures he had gathered asking the board to enforce the covenants. He was told we also received notice from the neighbors that Noel was out collecting Signatures to force the Board to do its duty and they were not happy he was out doing that. Noel says he is not computer literate and that he assumed everything was being published and passed along as it should be.

Mike Briggs made a motion to adjourn the meeting, Dave Daly seconded, the motion carried. The meeting was adjourned at 9:08 PM.

The next Meeting is scheduled for August 28, 2023 7:00 PM at the Whispering Pines Fire Station, Respectfully submitted by Jim Moore, CSSHOA Secretary.