

**Countryside South Homeowner's Association Meeting Minutes**  
**August 28, 2023**

**In Vice President Dave Daly's absence Secretary Jim Moore** called the Meeting to order at 7:10PM. Board Members Karen Ellison, Jim Moore, Alan Plummer, Adam Wegner, Mike Briggs and Delia Thompson were present. Andrew Wipf, Eric Baker and Dave Daly were absent. Also present was resident Luke Nehring.

**The July 24, 2023** Minutes were read by Secretary Jim Moore. Mike Briggs made a motion to accept the minutes, Alan Plummer seconded. The motion carried.

**Delia Thompson** read the Treasurer's Report indicating we have \$15,367.70 in our Checking Account, \$25,786.52 in our Money Market Account and \$30,000.00 in our New CD Account giving a total of all funds of \$71,154.22. 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 \$3,933.71 and bills due to be paid total \$3,750.25. Jim Moore made a motion to accept her Treasurer's Report, Karen Ellison seconded, the motion carried. It was mentioned that our last water bill was very high, \$207.62. There may be a leak. Karen Ellison will have the Road District look into it.

**ACC Reports:** In Eric Baker's absence the board discussed the concerns that Terry Bosma 8094 Coneflower Ct had e-mailed in 7-24 and Alan Plummer met with him and resolved his concerns. We also discussed that Aaron Bertels 8225 Daisy Lane has expanded his driveway and is adding a basketball court. He sent in Elements of Harmony and has met with Eric Baker. Adam Wegner 5420 Conifer Lane updated us on his fence, driveway and shed expansion. He is not certain of the size of shed he will be adding but is working with Pennington County on that. He will be painting the house probably next year and has to decide on colors.

**Old Business:** The huge Shrub by the sidewalk that ends at Daisy Lane was finally removed. Looks great, there is a large drain culvert that should drain much better now that the shrub has been removed. This spring we need to talk about some landscaping improvements to clean up the area.

**New Business: Covenant Enforcement Policy:** This **volunteer** HOA board has decided we have no interest in becoming a policing agency nor do we have any interest in opening pandora's box by levying fines against residents for covenant violations. If that truly is what the bulk of this neighborhood is wanting to have happen, then we will have to seriously look into hiring a professional Management Company to take on that task. We feel that over 95% of the neighborhood abide by the rules quite well and are able to handle most issues in a neighborly fashion. **The current volunteer HOA Board assumes the latitude to handle all complaints in a manner that is consistent in our opinion is in the best interest of the entire Countryside South Community.** We will continue to request residents submit completed Elements of Harmony forms to the ACC prior to taking on remodeling projects, additions, fencing, etc. We also will request that if residents have a formal complaint that they think the HOA should be involved in to please submit a Formal Complaint Form from the CSSHOA.org website so we have a record.

**Snowberry Lane Parking Formal Complaint:** A formal complaint was received by the HOA on 7-31-23. The board discussed this situation, not really sure what we can do as there are many other homes that have more cars than driveway space as their families have grown. A letter from the President would be a good start if we had a President, maybe the VP can do that for now.

**HOA Meeting Signs:** Adam Wegner will be setting up the HOA Meeting signs prior to each month's meeting. As they are difficult to pound into the ground, he may cement a couple of pipes in at the appropriate spot to simplify easy insert and removal if they are on HOA property.

**Neighborhood Petition** left by Noel Hamiel at the June HOA Meeting: This volunteer Board is sorry if some residents feel we don't enforce the covenants strongly enough. Our advice is come help the board, we have much difficulty in recruiting volunteer help or at least come to one of our meetings and offer constructive advice.

**In spite of** that last paragraph resident **Luke Nehring** has decided to join the Board. Welcome Luke and good luck, you will be a welcome addition.

**The board had** multiple reports of vandalism to the picnic benches at the picnic shelter. Jim Moore says it looked like the bathroom stalls at the truck stop. Please continue to report such incidents. This was reported to the Sheriff's Office, if these kids get caught, they will be in trouble. Jim Moore repainted all four benches. It should be noted also that Noel Hamiel repaired the damage to the little Library House by the picnic shelter as well, thank you Noel.

**Mike Briggs made a motion** to adjourn the meeting, Adam Wegner seconded, the motion carried. The meeting was adjourned at 8:12 PM.

The next Meeting is scheduled for **September 25, 2023 7:00 PM** at the Whispering Pines Fire Station.

Respectfully submitted by Jim Moore, CSSHOA Secretary.