

## COUNTRYSIDE SOUTH HOMEOWNERS' ASSOCIATION MEETING

Whispering Pines Fire Station- 7980 Clarkson RD, Rapid City, SD 57702

HOA Webpage for further information:

<https://csshoa.org>

HOA Contact:

[Countrysidesouthhoa@gmail.com](mailto:Countrysidesouthhoa@gmail.com)

### Specific Board Contacts

CSS HOA President: Vacant

CSS HOA VP: David Daley

CSS HOA Treasurer: Delia Thompson

CSS HOA Secretary: Adam Wegner

CSS HOA ACC Chairman: Eric Baker

CSS HOA Facebook Coordinator: Karen Ellison

### Board Members

Mike Briggs

Alan Plummer

Andrew Wipf

Luke Nehring

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## HOA MINUTES 6/24/2024

### 1. Call to order and Roll Call

- The meeting was originally scheduled for 5/27/2024 but not enough members were present due to memorial day, the meeting was re-scheduled for 6/24/2024.
- Adam Wegner called the meeting to order at 7:04PM- Board members Delia Thompson, Karen Ellison, Adam Wegner, Eric Baker, Alan Plummer, and Mike Briggs were all present. Andrew Wipf, David Daley, and Like Nehring were absent.

### 2. Previous Meeting Minutes: 4/29/2024

### 3. Treasurers Report:- Please see attached report presented on 6/24.

### 4. ACC REPORTS/Neighborhood Reviews: All Below

### 5. ACC Elements of Harmony Requests:

- 5297 South Oak Circle- Request for detached garage approved 6-12
- 5330 Conifer Ln- Request for added shed approved 5-21
- 5499 Currant Crt- Change of house siding and trim colors approved 6-5
- 5508 Blvd Blue Stem Ct- deck and pergola- approved 6-16
- 5512 Limelight Lane- Sunroom replacement- approved 6-10

### 6. Old Business

- Landscaping
  - 8125 Daisy Ln Culvert Area Landscaping Replacement: May 2024- Dave Daley HOA VP signed at meeting 4/29.- waiting for concrete curbing to complete
  - Sidewalk maintenance by culvert west of the playground: waiting for 605 Landscaping proposal
- Annual Garage Sale on Saturday June 8<sup>th</sup>.- This will be included in the upcoming CSS HOA May Newsletter- Garage sale day had a great turn out.

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- June 24<sup>th</sup> HOA Meeting at the Picnic Shelter as an Ice Cream Social. - **This will be included in the upcoming CSS HOA May Newsletter- Newsletter failed to be mailed out for newsletter, plan is to hopefully be able to get news letter out in the coming weeks for the next meeting 7/22 at the picnic shelter.**
  - **If news letter is not drafted already, Delia mentioned she could do one as time allowed, the board agreed to create a post on Facebook to share with all home owners.**
- **Adam Wegner proposed creating in the newsletter, generating a community of home owners to delegate ideas on development of HOA property. This will be corresponded with VP Dave on approval and possibly in news letter issued for the July social.**

### **7. New Business**

- **IPS Beetle information- Home owner David Slama sent email regarding concerns of the IPS beetle infestation. The board agree'd that this should be mentioned to all homeowners, Eric Baker will see who we need to contact on having someone come review with the forest service. The board also discussed spraying trees, if HOA sprayed trees and home owners didn't, it wouldn't help the cause, this will need to be a community effort or a forest service recommendation.**

### **8. Next Meeting:**

- **7/22/2024 @ 7:00 PM MST – Facebook event will be created and shared. Adam will send email to Dave regrading news letter.**
- **Adjourn: Adam Wegner made a motion to adjourn the meeting, Eric Baker second, the motion carried. The meeting was adjourned at 7:50PM**

**Respectfully Submitted by Adam Wegner, CSSHOA Secretary**

**Treasurer's Report  
Countryside South HOA  
As of 06/24/24**

1. *Statement of Accounts:*

i. Checking Account:	\$	23,265.09
ii. Money Market Account:	\$	25,872.85
CD (4.26% - Matures 6-01-25)	\$	<u>31,145.19</u>
Account Balances	\$	80,283.13

2. *Items paid since last report:*

i. The Storage Place(1 Yr. Rent for HOA Tubs)	\$	550.00	(2030)
ii. Countryside South Mowing(May Mowing)	\$	2,742.54	(2031)
iii. <u>BH Electric 06-05-24</u>	\$	<u>114.38</u>	(Auto)
TOTAL	\$	3,406.92	

3. *Bills due to be paid:*

a. Current Items Due

i. Colonial Pine Hills Sanitary Dist.(June Water)	\$	55.25	(2032)
ii. Delia Thompson (Reimburse SD Sec. of State)	\$	10.00	(2033)
iii. <u>BH Electric 07-05-24</u>	\$	<u>124.80</u>	(Auto)
TOTAL	\$	190.05	

b. Upcoming capital improvements due:

- i. Landscaping by Culvert on Daisey Lane
- ii. Trees around Playground between Barberry Ct. and Conifer Lane
- iii. Trees along the walkway by Scrub Oak Circle
- iv. Repairing culvert under the sidewalk and the ground around it near the playground area below Blue Stem Ct.

4. *Dues collection recap:*

- a. 2024 Homeowner Dues have all been collected except for 1 homeowners. A \$25 late fee was added on May 15<sup>th</sup>. Phone messages were left and another statement was sent to the homeowner.

5. *Other Income Recap:*

- a. None

6. *Other Items:*

- a. The SD Secretary of State Annual Report was filed on 6/23/24. The filing fee was \$10.
- b. Warne Green Force was out on 6/15/2024 to apply the Spring Weed & Feed to the 3 playground areas.

Respectfully submitted,

Delia Thompson, Treasurer

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Mike Briggs

Alan Plummer

Andrew Wipf

Luke Nehring

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## HOA Minutes 4/29/2024

### 1. Call to order and Roll Call

- The meeting was originally scheduled for 4/22/2024 but not enough members were present, the meeting was re-scheduled for 4/29/2024.
- Dave Daly called the meeting to order at 7:05PM- Board members Dave Daly, Delia Thompson, Karen Ellison, Luke Nehring, Adam Wegner, Eric Baker, and Mike Briggs were all present. Alan Plummer and Andrew Wipf were absent.

### 2. Previous Meeting Minutes: 2/26/2024

### 3. Treasurers Report:

- Please see attached report presented at 4/29 meeting by Delia Thompson- Please note this was created/printed on 4/22 for the initial meeting.
- The board discussed renewing the CD that matured on 4-24-24. It was all agreed to renew the CD for \$31,145.19 at First Interstate Bank at 4.26 APY for another 13 months.
- Delia Thompson will look into which banks offer a higher interest rate for the Money Market funds with full anytime access to the funds. Final bank determination will be discussed at the next meeting.
- Per 4/22/2024 report 161 homeowners out of 183 homeowners have paid the 2024 dues which were due April 15<sup>th</sup>, with the 30 day grace period ending May 15<sup>th</sup> for dues to be settled. All homeowners that have not paid have been informed. Delia mentioned since 4/22 there are approx. 10 homeowners that still need to send dues in.

### 4. ACC REPORTS/Neighborhood Reviews:

- Barberry Ct/Countryside Blvd Curb Review
  - This project is associated with the Road District and has no affiliation with the HOA. The Road District hosts annual meetings, this project has been in the works for some time. Issues with residents/civilians driving in residence yard and leaving a mess behind was the reason behind the added curb at this intersection.

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### **5. ACC Elements of Harmony Requests:**

- EOH- 8073 Daisy Ln Fence
  - Approved previous meeting 2-26
- EOH- 5420 Conifer LN Exterior Painting
  - **Approved in meeting 4/29**
- EOH Needed- 5405 Sweet Clover Circle
  - **- still in pre-planning process homeowner will submit to HOA once more information is gathered.**

### **6. Old Business**

- Landscaping
  - 8125 Daisy Ln Culvert Area Landscaping Replacement: **May 2024- Dave Daley HOA VP signed at meeting 4/29.**
  - Sidewalk maintenance by culvert west of the playground: **See attached.**
    - **Discussed removing the handrails from the sidewalk and re-do area to make safe via landscaping only. Adam Wegner will reach out to 605 Yards to give a proposal on the work without handrails. There is concern if handrails are installed on who will maintain these. Once the proposal is obtained, Adam will send to HOA board for review.**
- Annual Garage Sale on Saturday June 8<sup>th</sup>.- **This will be included in the upcoming CSS HOA May Newsletter**
- June 24<sup>th</sup> HOA Meeting at the Picnic Shelter as an Ice Cream Social. - **This will be included in the upcoming CSS HOA May Newsletter**
- Mowing Contract- **Dave Daley brought the mowing contract to HOA meeting, contract was fully executed by CSS HOA Secretary Adam Wegner.**

### **7. New Business**

- Neighborhood Signage- **HOA Meeting Signage has been covered; temporary signs are placed at both entrances to Countryside South the weekend before the hosted meeting.**
- **May newsletter will be sent out to residents, discussed including the garage sale date, ice cream social date, and notice on neighboring loose dogs along with storage of recreational vehicles and boats.**
  - **There have been many concerns of dogs roaming the neighborhood without leashes. With hopes of bringing more notice to all residents about this issue in the May newsletter, it is encouraged for residents to contact Animal Control/Pennington County if pets are not on leashes or in a fenced area. This is for the safety of residents and neighboring pets.**

### **8. Next Meeting:**

- **5/27/2024 @ 7:00 PM MST**
- **Adjourn: Dave Daley made a motion to adjourn the meeting, Luke Nehring seconded, the motion carried. The meeting was adjourned at 8:05PM.**

Respectfully submitted by Adam Wegner, CSSHOA Secretary