

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

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

HOA MINUTES 8/26/2024

1. Call to order and Roll Call- Adam Wegner Secretary called meeting to order at 7:05PM. Mr. Thompson, in the presence of Delia Thompson, Eric Baker, Karen Ellison, Luke Nehring, were all present. David Daley, Mike Briggs, Alan Plummer, and Andrew Wipf were absent.
2. Previous Meeting Minutes: 7/22/2024 – Attached- No remarks
3. Treasurers Report:- CSS HOA Treasurer Handouts Attached
 - Discussed landscaping by culvert on daisy lane is complete and final paid.
 - Discussed and voted on approval of sidewalk mud-jacking on the center island. Cost of \$938.78 is approved and will be paid to Pro Lifting Solutions.
4. ACC REPORTS/Neighborhood Reviews: All Below
5. ACC Elements of Harmony Requests:
 - 5333 Conifer Lane- Change in Exterior Colors- Approved 7/29/2024
 - 7995 Countryside Blvd- Email on 8/2 regarding front of house update- Eric Baker emailed homeowner 8/26.
6. Old Business
 - Landscaping
 - 8125 Daisy Ln Culvert Area Landscaping Replacement: Final invoice was sent to Delia- Delia will send payment direct to 605 Yards.
 - Sidewalk maintenance by culvert west of the playground: waiting for 605 Landscaping proposal- Will look into additional proposals.
 - Adam Wegner proposed creating in the newsletter, generating a community of homeowners to delegate ideas on development of HOA property. This will be corresponded with VP Dave on approval and possibly in newsletter issued for the July social. Karen Ellison will send out a reminder on facebook to attend the next meeting to start the process of gaining community interest on HOA development.

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- IPS Beetle information- HOA board will look into having someone come out and review current standpoint of trees. – Can't get an answer from anyone to come up and review trees. Adam Wegner will look into either Warne chemical or forest service to give a recommendation if there is an issue.
- Dave Daley requested someone look at the failing concrete sidewalk by the picnic shelter. Adam Wegner will look into someone replacing this panel. Small replacements will be taken care of prior to snow fall.
- Homeowners stressed concerns about by-laws with on street parking. Dave Daley mentioned he would knock on doors to re-iterate HOA requirements on this issue. No on street parking is allowed overnight and adequate signage is in place in common areas.

7. New Business

- A continuing process of creating an email database will be discussed at the next meeting. Thoughts of creating a mass email chain to homeowners to get notices out may be a possibility.

8. Next Meeting:

- **9/23/2024 @ 7:00 PM MST**
- **Adjourn: Adam Wegner made a motion to adjourn the meeting, Eric Baker second, the motion carried. The meeting was adjourned at 7:38PM**

COUNTRYSIDE SOUTH HOMEOWNERS' ASSOCIATION MEETING

Ice Cream Social / Homeowners Association Meeting- PICNIC SHELTER

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Board Members

Mike Briggs

Alan Plummer

Andrew Wipf

Luke Nehring

Minutes

HOA AGENDA 7/22/2024

1. Call to order and Roll Call- Dave Daley VP called meeting to order at 7:27PM. Delia Thompson, Adam Wegner, Eric Baker, and Dave Daley were all present. Karen Ellison, Mike Briggs, Alan Plummer, Andrew Wipf, and Luke Nehring were absent.
2. Previous Meeting Minutes: 6/24/2024 – Attached- Adam Wegner read previous meeting minutes.
3. Treasurers Report:- CSS HOA Treasurer Handouts
4. ACC REPORTS/Neighborhood Reviews: All Below
5. ACC Elements of Harmony Requests:
 - 5345 Current Court- Request for Timber Framed Carport- Approved 7/18
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- Final invoice was sent to Delia- Delia will send payment direct to 605 Yards.
 - Sidewalk maintenance by culvert west of the playground: **waiting for 605 Landscaping proposal**
 - Adam Wegner proposed creating in the newsletter, generating a community of homeowners to delegate ideas on development of HOA property. This will be corresponded with VP Dave on approval and possibly in newsletter issued for the July social.- Conversation was tabled as homeowners discussed ongoing concerns during meeting.
 - IPS Beetle information- Further conversations were had during the course of the meeting about coordination with the local forest service. HOA board will look into having someone come out and review current standpoint of trees.

COUNTRYSIDE SOUTH HOMEOWNERS' ASSOCIATION MEETING

Ice Cream Social / Homeowners Association Meeting- PICNIC SHELTER

7. New Business

- During conversations about beetle kill, the conversation about voles was brought to topic as there has been evident damage to trees due to voles. This may be something that needs to be further reviewed.
- Homeowners stressed concerns over the curb and gutter placed on the main entrance road. Dave Daley assured homeowner that the HOA board did not have any say in this project and was purely a road district driven project with no coordination with HOA board.
- Homeowners stressed concerns about by-laws with onstreet parking. Dave Daley mentioned he would knock on doors to re-iterate HOA requirements on this issue. No onstreet parking is allowed overnight and adequate signage is in place in common areas.
 - Furthermore there has been evident conversations about the home on Snowberry Ln. The homeowner has multiple cars parked outside, and works on these vehicles that goes against the by-laws.
- Homeowners stressed concerns about contractor signage, HOA board discussed that contractor signage is acceptable throughout the course of construction. Once construction is completed these signs need to be taken down.
- Dave Daley mentioned RV parking- it is acceptable to have RV's inside property limits for a load/unload period. RV's should not be parked consecutive throughout the weeks.
- Homeowners stressed concern about not being informed about the pavement patches and sealcoating throughout neighborhood. The HOA board did not know about this work till a day prior to them being present. Everything with the roads is purely the road districts authority and responsibility. The contractor and road district are to schedule and coordinate with homeowners if anything is to predicament access to homeowners property.
- HOA board stressed concerns with homeowners on board availability with the current issues at hand. HOA board is a voluntary aspect of the countryside south community, and is recommended for additional individuals to volunteer to help mitigate a lot of the ongoing concerns.
- Dave Daley requested someone look at the failing concrete sidewalk by the picnic shelter. Adam Wegner will look into someone replacing this panel.

8. Next Meeting:

- 8/26/2024 @ 7:00 PM MST
- Adjourn: Dave Daley made a motion to adjourn the meeting, Eric Baker second, the motion carried. The meeting was adjourned at 8:15PM

Respectfully Submitted by Adam Wegner, CSSHOA Secretary

Treasurer's Report
Countryside South HOA
As of 08/26/24

1. *Statement of Accounts:*

i. Checking Account:	\$	13,672.30
ii. Money Market Account:	\$	25,890.15
CD (4.26% - Matures 6-01-25)	<u>\$</u>	<u>31,145.19</u>
Account Balances	\$	70,707.64

2. *Items paid since last report:*

i. Colonial Pine Hills Sanitary Dist. (July Water)	\$	74.50	(2036)
ii. 605 Yards (Final Pmt for Daisey Lane Landscape)	\$	2,755.11	(2037)
iii. Countryside South Mowing LLC (July Mowing)	\$	3,201.02	(2038)
iv. Colonial Pine Hills Sanitary Dist. (August Water)	\$	118.68	(2039)
v. <u>BH Electric 08-05-24</u>	<u>\$</u>	<u>124.73</u>	<u>(Auto)</u>
TOTAL	\$	6,274.04	

3. *Bills due to be paid:*

a. Current Items Due

i. <u>BH Electric 09-05-24</u>	<u>\$</u>	<u>124.80</u>	<u>(Auto)</u>
TOTAL	\$	124.80	

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 homeowner. A \$25 late fee was added on May 15th. Phone messages were left and another statement was sent to the homeowner.

5. *Other Income Recap:*

- a. None

6. *Other Items:*

- a. Warne Force was out on 7/25/24 to apply the Weed & Feed to the three playground Common Areas.

Respectfully submitted,

Delia Thompson, Treasurer