

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 9/23/2024

1. **Call to order and Roll Call- Dave Daley HOA Vice President called meeting to order at 7:12PM. Delia Thompson, Karen Ellison, Mike Briggs, Adam Wegner, and Luke Nehring were all present. Eric Baker, Alan Plummer, and Andrew Wipf were absent.**
2. **Previous Meeting Minutes: 8/26/2024 – Attached- no remarks- Mike Briggs Motioned to approve, Dave Daley second, the motion carried.**
3. **Treasurers Report:- CSS HOA Treasurer Handouts Attached**
 - **Discussed signing proposal for fixing the culvert area west of picnic shelter. All voted to approve proposal from 605 Yards for \$6,224.50.**
 - **Delia mentioned taxes are due for \$954.51 and will be paid prior to our next HOA meeting.**
 - **Delia spoke to the last homeowner to send dues in. The homeowner mentioned that the check is in the mail.**
4. **ACC REPORTS/Neighborhood Reviews: All Below**
5. **ACC Elements of Harmony Requests:**
 - **5297 Scrub Oak Circle- Requests from CPHSD & Neighboring Lot- This manner is in Pennington County and CPHSD court.**
 - **7351 Pinion Jay Circle- Black Chainlink Fence- This house is not in CSS area**
 - **7995 Countryside Blvd- Email on 8/2 regarding front of house update- Eric Baker emailed homeowner 8/26.**
6. **Old Business**
 - Landscaping
 - Sidewalk maintenance by culvert west of the playground: **waiting for 605 Landscaping proposal- Sent 8/29/2024- Approved 9/23/2024**
 - 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**

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next meeting to start the process of gaining community interest on HOA development.

- 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.- Adam Wegner has phone number of a individual that can come review. Hopes to get ahold of individual prior to next meeting.
- 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.
- 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.
 - HOA board discussed in-leu of emails being sent out, to do a subscription that can be sent to homeowner's cell phones via text message. Dave Daley will look into this.

7. New Business

- There are two trees that are down on HOA property. Dave Daley will discuss with contractors to get this removed, Karen Ellison will provide contact information for a tree contractor to Dave as well.
- It was mentioned in the meeting the tall bushes and plantings are overgrown in the island on Countryside Blvd. Karen spoke to the road district and mentioned the road district controls the island. The Road District will be taking care of this area and next year will provide more plantings.
- Adam Wegner asked if the sidewalk in the island is the road districts responsibility. HOA paid to lift the sidewalk in that area, Karen Ellison will ask the question to the Road District.

8. Next Meeting:

- **10/28/2024 @ 7:00 PM MST**
- **Adjourn:** Dave Daley made a motion to adjourn the meeting, Mike Briggs second, the motion carried. The meeting was adjourned at 8:00PM.

Treasurer's Report
Countryside South HOA
As of 09/23/24

1. *Statement of Accounts:*

i. Checking Account:	\$	12,528.35	✓
ii. Money Market Account:	\$	25,898.66	✓
CD (4.26% - Matures 6-01-25)	\$	<u>31,145.19</u>	✓
Account Balances	\$	69,572.20	

2. *Items paid since last report:*

i. Colonial Pine Hills Sanitary Dist. (Sept. Water)	\$	80.37	(2040)
ii. Pro Lifting Solutions(Sidewalk Lifting on Blvd)	\$	938.78	(2041)
iii. <u>BH Electric 09-05-24</u>	\$	<u>124.80</u>	(Auto)
TOTAL	\$	1,143.95	

3. *Bills due to be paid:*

a. Current Items Due

i. Countryside South Mowing(August-September)	\$	1,555.71	(2042)
ii. Delia Thompson(Reimburse for Ice Cream Social)	\$	88.69	(2043)
iii. <u>BH Electric 10-05-24</u>	\$	<u>126.87</u>	(Auto)
TOTAL	\$	1,771.27	

b. Upcoming capital improvements due:

- i. Trees around Playground between Barberry Ct. and Conifer Lane
- ii. Trees along the walkway by Scrub Oak Circle
- iii. 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. The homeowner finally texted me to say the check will be mailed.

5. *Other Income Recap:*

- a. None

6. *Other Items:*

- a. Property Taxes on the Commons Areas in the amount of \$954.51 are due in October.

Respectfully submitted,

Delia Thompson, Treasurer

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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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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**