

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 10/28/2024

1. Call to order and Roll Call- **Dave Daley HOA Vice President called meeting to order at 7:08PM. Delia Thompson, Mike Briggs, Adam Wegner, Alan Plummer, and Eric Baker were all present. Karen Ellison, Andrew Wipf, and Luke Nehring were absent.**
2. Previous Meeting Minutes: 9/23/2024 – Attached Dave Daley Approved- Mike Briggs Second.
3. Treasurers Report:- CSS HOA Treasurer Handouts- Please see attached
 - **All dues are paid**
4. ACC REPORTS/Neighborhood Reviews: All Below
5. ACC Elements of Harmony Requests:
 - **5360 Snowberry Ct- Fence and Driveway Extension- Discussed need to see plan at next meeting regarding the fencing alongside frontage of property. Will need Elements of Harmony with approval of neighbors.**
 - **7995 Countryside Blvd- Email on 8/2 regarding front of house update- Eric Baker emailed homeowner 8/26- Approved 10/18**
6. Old Business
 - Landscaping
 - **Sidewalk maintenance by culvert west of the playground: Approved 9/23/2024- Walked site with 605 to review scope- 605 will start scheduling- If 605 Yards needs downpayment, Adam will direct them to Delia.**
 - 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.- Discussed updating the park in the “big” HOA property (North of Conifer, East of Countryside Blvd, South of Barberry Ct)- Playground equipment has taken a tole in the years. The playground equipment presents more safety**

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concerns as it sits. Discussed reviewing at next meeting possibilities of updating the playground equipment, and reshaping the area to be family friendly.

- 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. – Will postpone until spring, No advancement of topic has been established, and no known issues have been presented.
- 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. Dave Daley can get this set up- Delia Thompson will send updated excel sheet of homeowners contact information.
- 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.- Eric Baker mentioned he has a reliable source and will contact the individual to receive a cost and remove down trees.
- 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. Karen reviewed with road district, and the agreement is the road district will maintain the landscaping, and HOA will maintain all sidewalks.

7. New Business

- **Long time HOA Board Member Tom Mastel has passed 10/22. The HOA board is gracious of his volunteered aspects to the HOA as ACC chair member and Vice President. Thoughts and prayers go out to the Mastel family, he will be forever missed.**
- **Park In-Between conifer, countryside blvd, and barberry ct needs updated/improvement. The playground equipment has taken a tole over the years and presents safety concerns. Will review next meeting for plan of action.**

8. Next Meeting:

- **11/25/2024 @ 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 7:50PM.**

**Treasurer's Report
Countryside South HOA
As of 10/28/24**

1. *Statement of Accounts:*

i. Checking Account:	\$	9,403.67
ii. Money Market Account:	\$	25,907.46
CD (4.26% - Matures 6-01-25)	\$	<u>31,145.19</u>
Account Balances	\$	66,456.32

2. *Items paid since last report:*

i. Countryside South Mowing(August-September)	\$	1,555.71	(2042)
ii. Delia Thompson(Reimburse for Ice Cream Social)	\$	88.69	(2043)
iii. Barth Robinson (Reimbursement for 5 trees)	\$	528.69	(2044)
iv. Pennington County Treasurer (Property Taxes)	\$	954.51	(2045)
v. Colonial Pine Hills Sanitary Dist. (Oct. Water)	\$	55.21	(2046)
vi. <u>BH Electric 10-05-24</u>	<u>\$</u>	<u>126.87</u>	<u>(Auto)</u>
TOTAL	\$	3,309.68	

3. *Bills due to be paid:*

a. Current Items Due			
i. <u>BH Electric 11-05-24</u>	<u>\$</u>	<u>124.66</u>	<u>(Auto)</u>
TOTAL	\$	124.66	

b. Upcoming capital improvements due:

- i. Trees around Playground between Barberry Ct. and Conifer Lane
- ii. 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.

5. *Other Income Recap:*

- a. None

6. *Other Items:*

- a. Property Taxes on the Commons Areas in the amount of \$954.51 were paid on October 17, 2024.
- b. Barth Robinson purchased the second installment of trees for the walkway by Scrub Oak Circle completing that capital improvement project.

Respectfully submitted,

Delia Thompson, Treasurer

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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.

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- 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.

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