

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 1/27/2025

1. Call to order and Roll Call- **Dave Daley** HOA Vice President called meeting to order at 7:00PM. **Delia Thompson (on phone), Mike Briggs, Adam Wegner, Luke Nehring, and Eric Baker** were all present. **Karen Ellison, Andrew Wipf, and Alan Plummer** were absent.
2. Previous Meeting Minutes: 10/28/2024 See Attached- **Read through- Dave Daley motioned to approve, Eric Baker Second.**
3. Treasurers Report:- **CSS HOA Treasurer Handouts See Attached- The 2025 budget was discussed and approved contingent on firming numbers up and revising the HOA dues. Discussed that with inflation, yearly maintenance, and cost of living, the HOA is starting to lose funds per year without increasing the HOA yearly fee. HOA members agreed to increase the yearly HOA fee \$10/Yr to better offset the yearly negative. The board will formally approve this budget and increase of fees in February's HOA meeting.**
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. – **no plan has been submitted**
 - **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- 605 to be completed by spring.

COUNTRYSIDE SOUTH HOMEOWNERS' ASSOCIATION MEETING

Whispering Pines Fire Station – 7980 Clarkson Rd, Rapid City SD 57702

- 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 toll in the years. The playground equipment presents more safety concerns as it sits. Discussed reviewing at next meeting possibilities of updating the playground equipment, and reshaping the area to be family friendly.
- 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.
 - **Dave Daley has looked into a program that would be able to create a phone text database in leu of news letters for a cost of \$30/Mo. This program would be set up with one number that would send out a mass text to home owners. Home owners would not see other numbers and only associate with the number HOA sends the text from with the option to opt out. HOA board discussed this to be a continued topic and to table for another meeting.**
- 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.

7. New Business

- 2025 Budget- **Will formally vote to approve 2025 Budget next meeting after numbers are firmed.**
- Voting on HOA Officers for 2025- **Will approve formally next meeting.**
 - **The Board nominates Eric Baker for ACC Chair**
 - **The Board nominates Delia Thompson for Treasurer**
 - **The Board nominates Adam Wegner for Secretary**
 - **The Board nominates Karen Ellison as the Facebook Coordinator**
 - **The Board nominates Dave Daley for President, leaving the Vice President role vacant.**
 - **The Board nominates Mike Briggs, and Luke Nehring as Board Members.**
 - **The Board also will inform/nominate to remove in-actives. These individuals will be informed. In-actives essentially messes up the quorum if not enough members are present for a meeting,**
- 2025 Homeowner Dues- **The Board voted to increase 2025 Homeowner Dues \$10/Yr to accommodate inflation, yearly maintenance, and cost of living. This will be formally approved alongside the 2025 Budget discussion in February.**

COUNTRYSIDE SOUTH HOMEOWNERS' ASSOCIATION MEETING

Whispering Pines Fire Station – 7980 Clarkson Rd, Rapid City SD 57702

- 2025 Warne Green Contract for weed spraying in 3 playgrounds- **Dave Daley motioned to approve, Adam Wegner Second.**
- Whispering Pines VFD Meeting Room Rental Contract- **Delia will discuss new dates for the meeting room rental. The Board discussed moving the monthly meeting to Tuesday's in lieu of Mondays. This will fit better with everyone's personal schedules. Dave Daley motioned to approve renewing the contract, Delia Thompson second.**
- 2025 Mowing Contract- **Costs for 2025 mowing per Dave Daley will majority remain the same, with the small revision of the extra rental equipment that was needed last year that will also be needed in 2025. The mowing contract will be revised and reviewed/approved next meeting.**
- Aggressive Dog Complaint 12-27-2024- **The Board sends out yearly news letters about keeping dogs on leashes, and inside residential limits. The certain house does have an electric fence but the dog is essentially escaping these limits. The individual that submitted the complaint is encouraged to contact the county if this becomes a revolving issue.**
- Anonymous Complaint About Neighboring Failed Septic- **This notice has been reviewed and discussed with the homeowner. The homeowner has had this septic tank inspected with no issues. This complaint could be a sump pump that is being seen vs a septic system, which abides by codes. If the anonymous complaint has further questions they are encouraged to contact the county of their concerns.**

8. Next Meeting:

- **2/24/2025 @ 7:00 PM MST – This will be discussed via email as the date may change.**
- **Adjourn: Dave Daley made a motion to adjourn the meeting, Eric Baker second, the motion carried. The meeting was adjourned at 8:10PM.**

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**

COUNTRYSIDE SOUTH HOMEOWNERS' ASSOCIATION MEETING

Whispering Pines Fire Station – 7980 Clarkson Rd, Rapid City SD 57702

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 01/27/25**

1. *Statement of Accounts:*

i. Checking Account:	\$	7,051.28
ii. Money Market Account:	\$	25,933.59
CD (4.26% - Matures 6-01-25)	\$	<u>31,145.19</u>
Account Balances	\$	64,130.06

2. *Items paid since last report:*

i. State Farm Ins.(HOA Property & Liability Policy)	\$	2,103.00	(2047)
ii. BH Electric 11-05-24	\$	124.66	(Auto)
iii. BH Electric 12-05-24	\$	<u>124.73</u>	(Auto)
TOTAL	\$	2,352.39	

3. *Bills due to be paid:*

a. Current Items Due			
i. Delia Thompson(Supplies-Ink, Paper & Envelopes)	\$	82.33	(2048)
ii. BH Electric 02-05-24	\$	<u>114.51</u>	(Auto)
TOTAL	\$	196.84	

b. Upcoming capital improvements due:

- i. Landscaping, trees around Playground, and repair of the playground equipment between Barberry Ct. and Conifer Lane
- ii. Repairing culvert under the sidewalk and landscaping 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. Proposed budget for 2025 attached.
- b. The State Farm Property and Liability Policy for \$2,103 was due January 1, 2025, and has been paid. It increased \$20 from last year.
- c. Warne Force has sent a new contract for spraying for 2025 with a price increase of

Respectfully submitted,

Delia Thompson, Treasurer

Countryside South HOA Budget - Past 2 Years & Proposed

01/01/2023 through 11/25/2024

<u>Category Description</u>	2023 Actual <u>12/31/23</u>	2024 Actual YTD <u>11/25/24</u>	2024 Budget <u>01/22/24</u>	Difference	Proposed 2025 Budget <u>11/25/24</u>
<u>Income</u>					
Homeowners Dues \$165 / member	29,305	29,305	29,280	(25)	30,195
Unclaimed Property Payment	-	-	-	-	-
Playground Donations	-	-	-	-	-
Total Income	29,305	29,305	29,280	(25)	30,195
<u>Expenses</u>					
Advertising & Promotion	-	-	125	125	125
Equipment Rental	-	-	-	-	-
Capital Improvements (Playground, etc)	-	-	2,500	2,500	2,500
Dues and Subscriptions (Zoom Fees)	-	-	-	-	-
Federal Income Tax	(12)	3	400	397	400
Insurance	2,083	2,103	2,300	197	2,300
Licenses & Permits	10	10	20	10	20
Bank Service Fees--Stop Payment	-	-	-	-	-
Landscaping	547	6,978	3,500	(3,478)	8,000
Miscellaneous(Web Fees)	60	183	100	(83)	100
Maintenance:					
Mowing	10,733	10,516	13,000	2,484	13,000
Repairs (Playground or Landscaping or Fence)	108	-	400	400	5,000
Spraying & Tree Trimming (Warne)	3,778	2,577	5,000	2,423	5,000
Postage & Delivery--Stamps & Newsletters	572	232	700	468	700
Professional Fees (Legal Fees)	-	-	1,000	1,000	1,000
Property Taxes	1,849	1,948	2,100	152	2,100
Rent (Storage for Signs & Documents & WP Fire Hall)	440	1,050	500	(550)	1,200
Supplies (Checks & Ice Cream Social)	403	384	400	16	500
Utilities:					
Water	734	384	1,100	716	600
Electricity	1,223	1,326	1,600	274	1,500
-	22,527	27,693	34,745	7,052	44,045
Other Expenses					
Dues Not Collectable--House Repossessed	-	-	-	-	-
	22,527	27,693	34,745	7,052	44,045
Net Ordinary Income	6,778	1,612	(5,465)	(7,077)	(13,850)
Interest Income	1,164	179	1,350	1,171	1,600
Net Income	7,942	1,791	(4,115)	(5,906)	(12,250)

5:40 PM
01/26/25
Cash Basis

Countryside South Homeowners Association Profit & Loss Prev Year Comparison January through December 2024

	Jan - Dec 24	Jan - Dec 23	\$ Change	% Change
Ordinary Income/Expense				
Income				
Homeowners Dues	29,305.00	29,305.00	0.00	0.0%
Total Income	<u>29,305.00</u>	<u>29,305.00</u>	<u>0.00</u>	<u>0.0%</u>
Gross Profit	29,305.00	29,305.00	0.00	0.0%
Expense				
Federal Tax	3.26	-11.88	15.14	127.4%
Insurance	2,103.00	2,083.00	20.00	1.0%
Landscaping	6,977.69	546.87	6,430.82	1,175.9%
Licenses and Permits	10.00	10.00	0.00	0.0%
Miscellaneous	183.03	60.00	123.03	205.1%
Mowing	10,515.86	10,732.64	-216.78	-2.0%
Postage and Delivery	232.18	571.91	-339.73	-59.4%
Property Taxes	1,947.66	1,849.02	98.64	5.3%
Rent	1,050.00	440.00	610.00	138.6%
Repairs	0.00	108.24	-108.24	-100.0%
Spraying & Tree Trimming	2,577.00	3,777.63	-1,200.63	-31.8%
Supplies	383.54	402.83	-19.29	-4.8%
Utilities				
Water	384.01	733.51	-349.50	-47.7%
Utilities - Other	1,326.05	1,223.07	102.98	8.4%
Total Utilities	<u>1,710.06</u>	<u>1,956.58</u>	<u>-246.52</u>	<u>-12.6%</u>
Total Expense	<u>27,693.28</u>	<u>22,526.84</u>	<u>5,166.44</u>	<u>22.9%</u>
Net Ordinary Income	1,611.72	6,778.16	-5,166.44	-76.2%
Other Income/Expense				
Other Income				
Interest Income	196.67	1,164.14	-967.47	-83.1%
Total Other Income	<u>196.67</u>	<u>1,164.14</u>	<u>-967.47</u>	<u>-83.1%</u>
Net Other Income	<u>196.67</u>	<u>1,164.14</u>	<u>-967.47</u>	<u>-83.1%</u>
Net Income	<u><u>1,808.39</u></u>	<u><u>7,942.30</u></u>	<u><u>-6,133.91</u></u>	<u><u>-77.2%</u></u>

Consumer Price Index for All Urban Consumers (CPI-U) Original Data Value

Series Id: CUUR0000SA0

Not Seasonally Adjusted

Series Title: All items in U.S. city average, all urban consumers,

Area: U.S. city average

Item: All items

Base Period: 1982-84=100

Years: 2014 to 2024

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HALF1	HALF2
2014	233.916	234.781	236.293	237.072	237.900	238.343	238.250	237.852	238.031	237.433	236.151	234.812	236.384	237.088
2015	233.707	234.722	236.119	236.599	237.805	238.638	238.654	238.316	237.945	237.838	237.336	236.525	236.265	237.769
2016	236.916	237.111	238.132	239.261	240.229	241.018	240.628	240.849	241.428	241.729	241.353	241.432	238.778	241.237
2017	242.839	243.603	243.801	244.524	244.733	244.955	244.786	245.519	246.819	246.663	246.669	246.524	244.076	246.163
2018	247.867	248.991	249.554	250.546	251.588	251.989	252.006	252.146	252.439	252.885	252.038	251.233	250.089	252.125
2019	251.712	252.776	254.202	255.548	256.092	256.143	256.571	256.558	256.759	257.346	257.208	256.974	254.412	256.903
2020	257.971	258.678	258.115	256.389	256.394	257.797	259.101	259.918	260.280	260.388	260.229	260.474	257.557	260.065
2021	261.582	263.014	264.877	267.054	269.195	271.696	273.003	273.567	274.310	276.589	277.948	278.802	266.236	275.703
2022	281.148	283.716	287.504	289.109	292.296	296.311	296.276	296.171	296.808	298.012	297.711	296.797	288.347	296.963
2023	299.170	300.840	301.836	303.363	304.127	305.109	305.691	307.026	307.789	307.671	307.051	306.746	302.408	306.996
2024	308.417	310.326	312.332	313.548	314.069	314.175	314.540	314.796	315.301	315.664			312.145	

2024 Inflation

2.9%

2021 - 2024 Inflation

15.2%

Current Dues

160

Proposed dues based on inflation since last change

184

Proposed Dues based on 2024 Inflation

165