

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: **David Daley**

CSS HOA VP: **Vacant**

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

Luke Nehring

Alan Plummer

HOA Minutes 3/4/2025

1. Call to order and Roll Call- Dave Daley HOA President called meeting to order at 6:34PM. Delia Thompson Mike Briggs, Adam Wegner, Luke Nehring, Karen Ellison, and Eric Baker were all present. Alan Plummer was absent.
2. Previous Meeting Minutes: 1/27/2025 See Attached- Read through- Dave Daley Motioned to approve, Mike Briggs Second.
3. Treasurers Report: - CSS HOA Treasurer Handouts See Attached- Collective vote: Board has fully approved 2025 Budget- Eric Baker motioned to approve, Adam Wegner Second.
4. ACC REPORTS/Neighborhood Reviews: All Below
 - 5432 Sweet Clover Circle reported sidewalk damage due to a potential failed drain field. The owner has been directed to contact the Colonial Pine Hills Sanitary District concerning any drain field/septic issues. Eric Baker will review the sidewalk to determine if any fix is needed and will report back to HOA.
5. ACC Elements of Harmony Requests:
6. Old Business
 - Landscaping
 - Sidewalk maintenance by culvert west of the playground: Approved 9/23/2024- 605 to be completed by spring- **Adam will reach out concerning scheduling.**
 - 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. Will also

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review the entire neighborhood for more downed trees to be removed. Eric will correspond with HOA board in April on findings.

- 2025 Budget- Will formally vote to approve 2025 Budget next meeting after numbers are firmed.- **Approved**
- Voting on HOA Officers for 2025- Will approve formally next meeting.- **Approved**
 - 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. - **Approved**
- 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 leu of Mondays. This will fit better with everyone's personal schedules. Dave Daley motioned to approve renewing the contract, Delia Thompson second. – **New Meeting times will be hosted every 1st Tuesday of the Month at 6:30PM**
- 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. – **Approved will send final copy for signatures via email.**
- 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. **Please see attached formal response/correspondence by HOA President to Home owner and concerned neighbor.**
- 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

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their concerns. – Further investigations the HOA board has been directed to inform home owners if there is any septic/drain field issues to contact the Colonial Pines Sanitary Department.

7. New Business

- **Ice Cream Social Date: Discussed July 1st at Community Picnic Shelter**
- **Garage Sale Date: Discussed June 7th, Rain or Shine**
- **Dues Letter: Delia will be in contact with Western Mailers on creating a Dues post card that will be sent out to all home owners.**
- **Further Dog Complaint Documentation- Please see attached response from HOA president to Home owner and concerned Neighbor.**

8. Next Meeting:

- **4/1/2025 @ 6:30 PM MST**
- **Adjourn: Dave Daley made a motion to adjourn the meeting, Eric Baker second, the motion carried. The meeting was adjourned at 7:22PM.**

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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
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- 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**
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- 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.**

Treasurer's Report
Countryside South HOA
As of 03/04/25

1. *Statement of Accounts:*

i. Checking Account:	\$	3,872.57
ii. Money Market Account:	\$	25,950.36
CD (4.26% - Matures 6-01-25)	\$	<u>31,145.19</u>
Account Balances	\$	60,968.12

2. *Items paid since last report:*

i. Delia Thompson(Supplies-Ink, Paper & Envelopes)\$	82.33	(2048)
ii. Eric Helgeson (2025 Website Server Fees)	\$ 60.00	(2049)
iii. Warne Green Force (2025 Spraying Contract)	\$ 2,577.00	(2051)
iv. IRS-(2024 Taxes 1120-H Electronic Transfer)	\$ 344.87	(Auto)
v. <u>BH Electric 2-05-24</u>	<u>\$ 114.51</u>	<u>(Auto)^p</u>
TOTAL	\$ 3,178.71	

3. *Bills due to be paid:*

a. Current Items Due		
i. Whispering Pines VFD(2025 Hall Rental Fee)	\$ 300.00	(2050)
ii. <u>BH Electric 03-05-24</u>	<u>\$ 123.83</u>	<u>(Auto)</u>
TOTAL	\$ 423.83	

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. 2025 Dues Letters will be sent out March 6, 2025, and Dues will be due on April 15th in the amount of \$170.

5. *Other Income Recap:*

- a. None

6. *Other Items:*

- a. The Budget for 2025 is attached as well as the Profit/Loss Statement for 2024.
- b. The check for the Warne Force contract for spraying for 2025 for \$2,577 which includes 3 Weed & Feed Applications and one bare ground weed control application in the 3 playground areas has been mailed and cleared.
- c. The Whispering Pines VFD rental agreement for the meeting room has been sent in with a check for \$300. The rent is \$50/night. We reserved it for the 1st Tuesday of each month, excluding February, July, and December. 9 months x \$50 = \$450. We have a \$150 credit for 2024 since we did not have enough board members to have meetings for 3 of the months (March, May & November), so \$450 - \$150 = \$300.
- d. An Electronic Transfer of \$344.87 was made on March 3rd to pay the 2024 IRS Taxes on the Interest Made in 2024.

Respectfully submitted,

Delia Thompson, Treasurer

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

	<u>Jan - Dec 24</u>	<u>Jan - Dec 23</u>	<u>\$ Change</u>	<u>% Change</u>
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	<u>1,326.05</u>	<u>1,223.07</u>	<u>102.98</u>	<u>8.4%</u>
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	1,249.55	111.26	1,138.29	1,023.1%
Total Other Income	<u>1,249.55</u>	<u>111.26</u>	<u>1,138.29</u>	<u>1,023.1%</u>
Net Other Income	<u>1,249.55</u>	<u>111.26</u>	<u>1,138.29</u>	<u>1,023.1%</u>
Net Income	<u><u>2,861.27</u></u>	<u><u>6,889.42</u></u>	<u><u>-4,028.15</u></u>	<u><u>-58.5%</u></u>

Countryside South HOA 20. Budget

Category Description	2023 Actual	2024 Actual	2024 Budget	Difference	2025 Budget
	12/31/23	12/31/24	01/22/24		03/04/25
<u>Income</u>					
Homeowners Dues \$170 / member	29,305	29,305	29,280	(25)	31,110
Unclaimed Property Payment	-	-	-	-	-
Playground Donations	-	-	-	-	-
Total Income	29,305	29,305	29,280	(25)	31,110
<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)	(12,935)
<u>Interest Income</u>					
	111	1,250	1,350	100	1,600
Net Income	6,889	2,861	(4,115)	(6,976)	(11,335)

Countryside South HOA

Jorgensen, Cullen & Heather
5512 Barberry Circle,
Rapid City South Dakota 57702

Dear **Cullen and Heather**,

I hope this letter finds you well. I am writing on behalf of the Countryside South Homeowners Association regarding a complaint we received about your dog's behavior.

According to **Section 12 (Pets)** of the Covenants, Conditions, and Restrictions (CC&Rs), all pets must be confined upon the owner's property, and pets kept outside must be in an enclosure or on a leash. We understand that your dog is confined by an electronic fence, which is typically sufficient for meeting the requirement of being contained on your property.

However, we have received reports that your dog, a large breed, has been barking aggressively and charging toward the boundary of your property near the street, causing fear and concern among neighbors who pass by. While there have been no reports of physical attacks or bites, this behavior may still be considered intimidating or potentially threatening to other residents.

We kindly request your cooperation in the following ways:

1. **Evaluate Additional Containment Measures**
 - Although the electronic fence may keep your dog within your property, consider adding visible cues—such as a physical barrier or signage—to help passersby feel safer and discourage the dog from running toward the edge of the property.
2. **Training and Behavior Management**
 - If you have not already, you may wish to consult with a professional dog trainer or behaviorist to address any territorial or aggressive barking behaviors. Training can help your dog learn more appropriate reactions to people passing by.
3. **Neighborly Courtesy**
 - Please be aware of the comfort of neighbors and visitors in the community. Taking proactive steps to manage your dog's behavior can prevent future complaints and foster a more harmonious environment.

If you have any questions or need clarification regarding these concerns, please feel free to reach out to the HOA board at **Countryside South Homeowners Association, 8100 Countryside Blvd, rapid City, SD 57702**. We appreciate your attention to this matter and look forward to working with you to ensure the well-being and comfort of everyone in our neighborhood.

Thank you for your cooperation.

Sincerely,

David Daley
Vice President, Countryside South HOA
5491 Barberry Circle

Rapid City, SD 57702

(714) 866-9460 - cell

Countryside South HOA

**Ernie and Mavis Bender
7800 Columbine Ct.
Rapid City, SD 57702**

Dear **Ernie and Mavis**,

Thank you for reaching out to the Countryside South Homeowners Association regarding your concerns about a large dog exhibiting aggressive behavior near the street. We take all community concerns seriously and appreciate you bringing this to our attention.

After reviewing your complaint, we have confirmed that the dog in question is confined within the owner's property by an electronic fence. While this meets the HOA's general requirement for pet containment, we recognize that the dog's behavior—barking aggressively and approaching the boundary near the street—may be causing distress to residents.

In response to your concern, the HOA has formally contacted the homeowner to:

1. **Acknowledge the complaint and inform them of the reported behavior.**
2. **Request that they take additional precautions** to prevent the dog from intimidating or alarming neighbors, such as reinforcing training, adding visible barriers, or using other containment measures.
3. **Encourage them to be mindful of community harmony** and consider steps to mitigate aggressive barking and territorial behavior.

We will monitor the situation and follow up as needed to ensure compliance with HOA guidelines and a respectful living environment for all residents. If the behavior persists or escalates, please do not hesitate to provide further documentation so we can determine appropriate next steps.

We appreciate your patience as we work toward a resolution. Please feel free to reach out if you have any additional concerns or need further clarification.

Best regards,

**David Daley
Vice President, Countryside South HOA
5491 Barberry Circle, Rapid City SD 57702**

714 866—9460 Cell Phone