

## 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](mailto: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

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### Board Members

Mike Briggs

Luke Nehring

Alan Plummer

## HOA Minutes 4/1/2025

1. Call to order and Roll Call- Dave Daley HOA President called meeting to order at 6:35PM. Mike Briggs, Adam Wegner, and Eric Baker were all present. Alan Plummer, Delia Thompson, Luke Nehring, and Karen Ellison was absent.
2. Previous Meeting Minutes: 3/4/2025 See Attached- Adam Wegner read minutes- David Daley motioned to approve, Eric Baker second.
3. Treasurers Report: - CSS HOA Treasurer Handouts See Attached- David Daley read through attached treasurers report created by Delia- David Daley motioned to approve report, Mike Briggs Second.
4. ACC REPORTS/Neighborhood Reviews: All Below
  - 5432 Sweet Clover Circle reported sidewalk damage due to a potential failed drain field. Eric Baker will review the sidewalk to determine if any fix is needed and will report back to HOA.
    - This septic issue is being handled by the City and/or Colonial Pines Sanitary district. HOA will touch base with Colonial Pine Hills Sanitary on status. Once the issue is fixed, HOA will review if any damage is still present.
  - 3-17 5520 Bitter Root Court Pergola – Have not received EOH- Once received this will be reviewed.
  - 3-19 7690 Columbine Ct. Front Door Replacements- Approved 3/27
  - Eric Baker mentioned a realtor calling and looking for approval of a fence for a property that is for sale is CCS territory- Eric mentioned to the realtor that there is a review process and cannot give a quick approval- No further correspondence from this point, if an EOH form is submitted, ACC/HOA board will review.

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### 5. 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. – Currently snowing- waiting for window of suitable weather to start- Once commenced, Adam will notify HOA board.
- Eric Baker mentioned he has a reliable source and will contact the individual to receive a cost and remove down trees. Will also review the entire neighborhood for more downed trees to be removed. Eric will correspond with HOA board in April on findings. Weather has been snowy and cold, haven't had a chance to identify what trees need to be removed. In the next month or two HOA will review areas and identify which trees need removed.
- 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. – David Daley brought mowing contract to 4/1 meeting and was fully executed at this meeting.

### 6. New Business

- Mike Briggs brought a draft of a yearly newsletter to meeting with a few topics in red that need to be addressed or reviewed. HOA Board will review this and offer suggested edits via email or by the next HOA meeting.
  - Discussed getting more newsletters and information on the webpage, this will be a continued topic as newsletters are created.
- HOA Board discussed keeping CCS maintained and should have the sidewalks walked for tripping hazards or monitoring tripping hazards- This will be reviewed around the time of identifying down trees during warmer weather. A Sidewalk map/plan will be generated and sent out for pricing if any fixes are necessary.

### 7. Next Meeting:

- 5/6/2025 @ 6:30 PM MST
- Adjourn: Dave Daley made a motion to adjourn the meeting, Mike Briggs second, the motion carried. The meeting was adjourned at 7:20PM.

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CSS HOA ACC Chairman: Eric Baker

CSS HOA Facebook Coordinator: Karen Ellison

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### 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 1<sup>st</sup> 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 1<sup>st</sup> at Community Picnic Shelter
- Garage Sale Date: Discussed June 7<sup>th</sup>, 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.

**Treasurer's Report  
Countryside South HOA  
As of 04/01/25**

1. *Statement of Accounts:*

i. Checking Account:	\$	17,089.30
ii. Money Market Account:	\$	25,950.36
CD (4.26% - Matures 6-01-25)	\$	<u>31,145.19</u>
Account Balances	\$	74,184.85

2. *Items paid since last report:*

i. Whispering Pines VFD(2025 Hall Rental Fee)	\$	300.00	(2050)
ii. Western Mailers (2025 Dues Letter Postcard)	\$	129.44	(2052)
iii. <u>BH Electric 3-05-25</u>	\$	<u>123.83</u>	<u>(Auto)</u>
TOTAL	\$	553.27	

3. *Bills due to be paid:*

a. Current Items Due

i. <u>BH Electric 04-05-25</u>	\$	123.67	(Auto)
TOTAL	\$	123.67	

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 were sent out March 7, 2025. So far 90 out of 183 homeowners have paid their dues for 2025. A dues reminder will be put out on Facebook soon.

5. *Other Income Recap:*

- a. None

6. *Other Items:*

- a. Property Taxes for the 10 Common Areas are due on April 30, 2025. The amount that will be paid around April 23<sup>rd</sup> is \$1,028.52.
- b. An HOA dues deposit was made on March 21, 2025 for \$13,770.

Respectfully submitted,

Delia Thompson, Treasurer

- \* no posting for all of 2024
- \* last meeting minutes were in jan 2023
- \* need to post newsletters on website
- need to update hoa meetings to the new date and time

HOA Monthly Meetings are held on the 1st Tuesday @ 6:30 pm of each month at the Whispering Pines Fire Station except in December we have no Meeting.

You are all invited to the meetings, please try your best to attend. We encourage open dialogue at board meetings and desire your input and participation.

Your Countryside South Homeowner's Association has invited you and your families to join us for "COOKIES AND ICE CREAM"

Tuesday July 1st @ 6:30 pm at the Picnic Shelter

Join us for a good time, come meet your HOA Board, meet your neighbors, keep in the know, share your suggestions, offer your input, become a board member.

NEIGHBORHOOD GARAGE SALE Sat June 7th

The HOA Board is here to continue keeping Countryside South one of the finest and safest and most valuable communities in the state. Our HOA Board consists of a President, a Vice President, a Secretary, a Treasurer, a Chairman of the Architectural Control Committee (ideally consisting of 3 individuals) a Facebook Coordinator and other non-officer members. In the twenty-some years of this development many, many residents have served on this HOA Board and we thank them. However, many residents have not. We also understand that life gets in the way of volunteering and in almost every one of the HOA volunteers' individual cases they have had to work around those situations, that's why it is nice to have more board members than needed to help cover for each other when possible. We need your help.

The ANNUAL MEETING is the last meeting of the year. The purpose of the Annual Meeting is to get the Board realigned and ready for a new year of meetings. The Annual meeting is typically where officers are elected or reconfirmed. For 2025 we will need to fill the Vice President position and would like to add members to the ACC committee. In spite of the fact that for 2024 the HOA had no President we still somehow managed to have all but one scheduled monthly meeting, enjoy an ice cream social event at the picnic grounds, hire a groundskeeper and improve many household improvement projects. On that note Countryside South just keeps getting better and better with a neighborhood that desires to modernize their homes, it just looks nicer and nicer driving through every day. Thank you, neighbors, for caring for our little slice of heaven.

Now that summer is practically here, Residents are reminded that the SPEED LIMIT IS 25 MILES PER HOUR. There are many children who play in yards adjacent to the street. These children and many adults also walk and ride their bicycles in the streets. Please remember that the hills, curves and blind spots make it difficult for drivers to see children and adults who are on the streets. We still have to be very concerned with the fire trucks, construction vehicles or ambulance's ability to get through so please keep your boats, campers and cars off the roads and on your driveway or in your garages. Please remind your guests, delivery people and contractors of these concerns as well.

The Covenants of the Countryside South Homeowners Association were written at the time that the development was established. The covenants were designed to protect both the homeowners' property values and their quality of life. As time has passed and homes have been bought and sold numerous times, many questions have arisen as to what is or is not

allowed in regard to exterior improvements. It has become common for board members to receive phone calls from current homeowners, potential buyers and realtors asking for explanations as to what is and is not allowed in relation to various aspects of the covenants, particularly in regard to fences and sheds/outbuildings.

Therefore, the board recognizes the following:

1. The basic needs of maintaining property values and the quality of life of our residents have remained unchanged.

2. Over time, the needs of some residents for privacy and storage have changed.

3. When approving exterior changes to structures or additions of storage sheds and fences, the ACC Committee and the HOA Board need to do so in a fair and equitable manner.

The board has reviewed past practices and is currently using a request sheet that we call the Elements of Harmony that has been used by previous boards as a tool for evaluating the appropriateness of proposed improvements to homeowners' property. This form can be found on our website: [csshoa.org](http://csshoa.org). Please start your process by reviewing this form.

\*\*\*potential for onsite trailer parking to be brought up again this year????? how do we want to deal with this??????

section 11 (a) boats camper trailers or recreational vehicles may be kept on a lot provided that they are kept in a semi enclosed area and concealed from the surrounding street and neighborhood with the approval of the ACC committee.

so... if they are stored in the driveway, do not pose any restrictions to sidewalk or being able to see oncoming traffic or pedestrians, only from memorial day to labor day, does the the acc and board have the right to amend this policy if needed?

Pets Policy: As per Section 12 of the CSSHOA Restrictive Covenants states all pets must be confined to the owner's property. Pets kept outside must be in an enclosure or on a leash. The number of pets per household shall be limited to (3) three.