

COUNTRYSIDE SOUTH HOMEOWNERS' ASSOCIATION METTING

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 5/6/2025

1. Call to order and Roll Call- **David Daley HOA President called meeting to order at 6:36PM. Delia Thompson, Mike Briggs, Adam Wegner, and Eric Baker were all present. Alan Plummer, Luke Nehring, and Karen Ellison were absent- Luke Nehring will be moving and no longer part of board members moving forward.**
2. Previous Meeting Minutes: 4/1/2025 See Attached- **Read through David Daley motioned to approve, Eric Baker Second.**
3. Treasurers Report: - See Attached- **Read through Mike Briggs motioned to approve, David Daley Second.**
4. ACC REPORTS/Neighborhood Reviews: All Below
 - 4-14 5595 Barberry Circle New Roof- Approved 4/14
 - 4-30 7690 Columbine Ct Rock to concrete- Approved 4-30
 - **3-17 5520 Bitter Root Court Pergola- Eric Baker in contact with homeowner and will review for approval.**
5. Old Business
 - Landscaping & Concrete Sidewalks
 - Sidewalk maintenance by culvert west of the playground: Approved 9/23/2024- waiting for window of suitable weather to start- Once commenced, Adam will notify HOA board. **605 Yards directed starting week of 5/12**
 - Identify what trees need to be removed. In the next month or two HOA will review areas and identify which trees need removed.- **Eric Baker and David Daley will review areas and determine which trees need to be removed, these locations will be put on a map and sent out for pricing/availability for removals.**
 - HOA Board discussed keeping CCS maintained and should have the sidewalks walked for tripping hazards or monitoring tripping hazards. **There are 3-4 areas that may need to be dressed up or**

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panel replacement, Trees will be the focus once HOA has the dead trees removed, HOA will review what sidewalk locations need to be addressed/fixed.

- Mike Briggs brought a draft of a yearly newsletter to meeting with a few topics in red that need to be addressed or reviewed. The HOA Board will review this and offer suggested edits via email or at the next HOA meeting. – **Mike will re-email copy for HOA to review, once everyone approves this will be posted on the webpage and Facebook.**
- Discussed getting more newsletters and information on the webpage, this will be a continued topic as newsletters are created.

6. New Business

- **Delia Thompson mentioned the HOA CD for \$32,468.86 matures on 6/1/2025, HOA board collectively agreed to delay renewing CD until the Tree removal budget is established to figure out what funds will need to be utilized. Once the budget is in place the HOA will review current market conditions and what CD offers the best rates to reinvest.**
- **The attached letter was given to HOA board with dues payment from Mike Buckingham, with concern to HOA covenants and implementation- HOA board has reviewed and will continue to monitor the neighborhood on ongoing concerns.**

7. Next Meeting:

- **6/3/2025 @ 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 7:34PM.

**Treasurer's Report
Countryside South HOA
As of 05/06/25**

1. Statement of Accounts:

i. Checking Account:	\$	29,757.31
ii. Money Market Account:	\$	25,967.71
CD (4.26% - Matures 6-01-25)	\$	<u>32,468.86</u>
Account Balances	\$	88,193.88

*Delay
1 month
till cost of
trees come back*

2. Items paid since last report:

i. Pennington County Treasurer (Property Taxes)	\$	1,028.52	(2053)
ii. <u>BH Electric 3-05-25</u>	\$	<u>123.67</u>	<u>(Auto)</u>
TOTAL	\$	1,152.19	

3. Bills due to be paid:

a. Current Items Due

i. <u>BH Electric 04-05-25</u>	\$	<u>124.80</u>	<u>(Auto)</u>
TOTAL	\$	124.80	

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. So far 172 out of 183 homeowners have paid their dues for 2025. There are still 11 homeowners who haven't paid so a second text was sent on May 5th reminding them that the grace ends May 15th and that a \$25 will be added at that time.

5. Other Income Recap:

- a. None

6. Other Items:

- a. Property Taxes for the 10 Common Areas were paid on April 24, 2025. The amount paid was \$1,028.52.
- b. HOA dues deposits was made on April 9th for \$4,760 and on April 29th for \$4,255.
- c. The HOA CD matures on June 1st. Interest in the amount of \$1,323.67 was posted on 4-30-25.

Respectfully submitted,

Delia Thompson, Treasurer

Board of Directors
Countryside South Homeowners Association
8100 Countryside Boulevard
Rapid City SD 57702

Mike Buckingham
5569 Blue Stem Court
Rapid City SD 57702

Please find enclosed our 2025 HOA Dues paid under protest.

Two years ago, I sent a protest informing the board that numerous violations of the covenants are easily evident across the association. I held hope that the Board was acting when they notified the members that they were hiring a tree contractor to remove dead or diseased trees in common areas and offered a discount to members to assist in removing trees on their lots. Unfortunately, the path between Countryside Boulevard and Daisy Lane still has a dead tree that has now fallen over along with several that are between the path and the utility boxes which leaves me to believe they are on common area property.

Along Countryside Boulevard there is a home with a dead tree along with several other nearby trees that are diseased or dying, I suspect a beetle infestation which puts other trees in our neighborhood at risk.

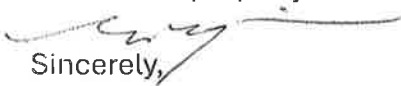
Multiple home in the development do not take even minimal care of their landscaping. Weeds in lawns and plantings are not removed; lawns are allowed to go dormant, and, in many cases, they are dead and bare dirt is evident.

Section 11 of the covenant's states that "Landscaping shall at all times be maintained in good condition and repair"

Numerous cars are parked or stored on the public streets. Utility trailers are stored on front driveways and on community streets year-round. I understand the issue of campers and boats that are being used and are being moved weekly being allowed to be parked in driveways, but others continue to be stored year-round on lots.

Section 12 of the covenant's states that "No overnight parking on streets is permitted. No boat, truck, trailer or camper shall be parked or stored on any lot..."

The board has an obligation to protect homeowners by requiring basic maintenance of the lots and homes. And enforce the covenants with some reasonable exceptions to allow homeowners to enjoy the use of their property.


Sincerely,
Mike Buckingham
605-343-7305

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 in November. 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. Please start your process by reviewing this form.

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.

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.