

## COUNTRYSIDE SOUTH HOMEOWNERS' ASSOCIATION METTING

Ice Cream Social / Homeowners Association Meeting- PICNIC SHELTER

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**

### Board Members

**Mike Briggs**

**Alan Plummer**

## HOA Minutes 7/1/2025

**Call to order and Roll Call- The July 1st, 2025, meeting of the Countryside South HOA board was held at the Picnic Shelter, Board members that attended the meeting: David Daley, Adam Wegner, Mike Briggs, and Karen Ellison. Delia Thompson, Alan Plummer, and Eric Baker were absent- The meeting was called to order at 6:40pm**

1. **It was a great turnout for residents that showed up for Ice Cream and Cookies, a total of 13 homeowners were present during the meeting.**
1. **Previous Meeting Minutes: 6/3/2025 See Attached in BOLD David Daley Motioned to accept- Mike Briggs Second**
2. **Treasurers Report: - CSS HOA Treasurer Handouts- N/A CSS HOA Treasurer out**
3. **ACC REPORTS/Neighborhood Reviews: All Below**
  - o **No forms submitted since the last meeting**
4. **Old Business**
  - o **Landscaping & Concrete Sidewalks**
    - Sidewalk maintenance by culvert west of the playground: Approved 9/23/2024- 605 Yards job was done but left a torn up grass area. David will call and ask for top-soil and grass seed to be applied. Delia will hold sending final payment until that work is done.- **Payment was released, David Daley and Adam Wegner walked over to area during meeting, Adam will reach out to 605 yards to see if they can seed and develop area of disturbance.**
    - Discussion of common area tree removal: Locations were marked on a map of the subdivision. Karen added to the known list a tree behind her home at 5512 Limelight Lane that was hit by lightning last year and is mostly dead. Last meeting Adam said he would call tree removal companies. Alan said he would also call some. **SIX Trees in total were approved to get pricing on removals- Adam Wegner will send out to contractors to receive pricing before next meeting.**

## COUNTRYSIDE SOUTH HOMEOWNERS' ASSOCIATION MEETING

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- David brought up the issue of homeowners not mowing the grass on the outside of their fences, and the HOA having to mow it / pay for it. There was discussion of sending these homeowners each a letter asking them to maintain the grass outside their fenced yards, and if they do not and HOA needs to have it mowed, sending these homeowners a bill for the mowing. **David has held conversations with homeowners in question, and they have started mowing their property outside of fence limits.**
- Karen read a message received by neighbor Karen Mathis Nedved about someone repeatedly dumping dead fish in the gully between Barberry Court and Snowberry Courtyard, plus dumping of other various items. A Facebook post will be made. **HOA is now notified and will be assessed as time allows, if anyone see's individuals dumping on HOA property, please notify the Board ASAP to take action.**

### 5. New Business

- **Maintenance and repair of existing neighborhood lots was brought up by a concerned homeowner- The board encouraged concerned homeowner to discuss these concerns with the residence in question and submitting a Complaint Form to the HOA to keep on record. Complain forms can be found on HOA's website @ <https://csshoa.org>**
- **David Daley is expecting to receive heavy equipment in the coming weeks to mow the catch basins, David mows these once a year.**
- **David Daley brought attention to his opening statement at the beginning of the meeting and summarized the attached document "Opening Statement- Country Side South HOA Cookie & Ice Cream Social / Monthly Board Meeting" This notice will also be posted on Facebook by Karen, and uploaded to the webpage.**
- **HOA encourage homeowners to review their sprinkler systems to make sure they are watering on the corresponding times per Colonial Pine Hills Sanitary District. Information can be found @ <https://cphsd.org/>**

### 6. Next Meeting:

- 8/5/2025 @ 6:30 PM MST
- **Adjourn: Dave Daley made a motion to adjourn the meeting, Karen Ellison Second, the motion carried. The meeting was adjourned at 7:30PM.**

## 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](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**

### Board Members

**Mike Briggs**

**Alan Plummer**

## HOA MINUTES 6/3/2025

**Call to order and Roll Call- The June 3rd 2025 meeting of the Countryside South HOA board was held at the home of Delia Thompson, since elections were being held at the Whispering Pines Fire Station. Attending the meeting: Delia Thompson, David Daley, Alan Plummer, Eric Baker and Karen Ellison. The meeting was called to order at 6:30pm**

1. **Previous Meeting Minutes: 5/6/2025 See Attached in BOLD-David moved to approve minutes from the last meeting. Eric seconded the motion.**
2. **Treasurers Report: - Delia presented the treasurer's report. Delia will make sure the charge for the meeting by the Whispering Pines Fire Department will be applied to another meeting date. David moved to accept it and Eric seconded the motion.**
3. **ACC REPORTS/Neighborhood Reviews: All Below**
  - 5-19 5583 Barberry Court House Colors- Approved 5/22
  - 3-17 5520 Bitter Root Court Pergola- Eric Baker approved 6/3
  - 5-17 5360 Snowberry Ct- Fence in progress Eric met with owners/ homeowners came to an agreement with fence locations on 5-17. **RESOLVED**
4. **Old Business**
  - **Landscaping & Concrete Sidewalks**
    - Sidewalk maintenance by culvert west of the playground:  
Approved 9/23/2024- **605 Yards job was done but left a torn up grass area. David will call and ask for top-soil and grass seed to be applied. Delia will hold sending final payment until that work is done.**
    - 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

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

trees need to be removed, these locations will be put on a map and sent out for pricing/availability for removals. Discussion of common area tree removal: Locations were marked on a map of the subdivision. Karen added to the known list a tree behind her home at 5512 Limelight Lane that was hit by lightning last year and is mostly dead. Last meeting Adam said he would call tree removal companies. Alan said he would also call some.

- Concrete repair: There is a lip in the concrete on the path to the playground between lots 5345 and 5381, and between eight and ten minor concrete repair spots, each about 1/2", elsewhere. The consensus was to wait until next year to do this work.

### 5. New Business

- David brought up the issue of homeowners not mowing the grass on the outside of their fences, and the HOA having to mow it / pay for it. There was discussion of sending these homeowners each a letter asking them to maintain the grass outside their fenced yards, and if they do not and HOA needs to have it mowed, sending these homeowners a bill for the mowing.
- Next meeting's ice cream social: David will prepare and opening statement presenting board philosophy, compliance [in an effort to fend off the usual comments made by those with criticism but no intention to join the board and help].
- Karen read a message received by neighbor Karen Mathis Nedved about someone repeatedly dumping dead fish in the gully between Barberry Court and Snowberry Courtyard, plus dumping of other various items. A facebook post will be made.
- David Daley will be mowing around the water basins once a year

### 6. Next Meeting:

- 7/1/2025 @ 6:30 PM MST ICE CREAM SOCIAL @ Green Park
- Adjourn: Dave Daley made a motion to adjourn the meeting, Eric Baker second, the motion carried. The meeting was adjourned at 7:19PM.

# Opening Statement – Country Side South HOA Cookie & Ice Cream Social / Monthly Board Meeting

Good evening, everyone, and thank you all for taking the time to join us for our annual Cookie and Ice Cream Social and monthly HOA board meeting. It's always great to see our neighbors come together—not just to share a treat, but to engage in the life of our community.

Before we begin tonight's agenda, I'd like to take a moment to introduce and thank the members of your HOA Board. These individuals volunteer their time and energy to serve our neighborhood and help keep Country Side South the wonderful place it is to live.

Our current board's priorities are centered on maintaining the safety, character, and value of our community. We strive to support our residents, maintain our shared spaces, and act as responsible stewards of our neighborhood's resources. Our goal is not just to enforce rules, but to help foster a sense of pride and cooperation in where we live.

That said, I'd like to address a concern that tends to come up frequently during meetings. No one on this board is interested in policing our neighborhood, seeking out violations, or issuing fines. That's not what we're here for. Thankfully, we live in a community where most homeowners take excellent care of their properties without ever being asked or threatened with enforcement. Our high level of voluntary compliance is something we should all be proud of.

If you're experiencing an issue with a neighbor, we encourage you—whenever possible—to speak directly with them first. A respectful conversation often goes much further than a formal complaint. The board is here to help when needed, but we believe that neighbors talking to neighbors builds a stronger and more respectful community.

Finally, if you are dissatisfied with the direction of the HOA or feel more could be done, I invite you to get involved. We currently have seven board members serving a community of 180 homes. We are always looking for more voices, more perspectives, and more helping hands. Join us at our monthly meetings, consider volunteering, and help us make this neighborhood even better.

Thank you again for coming tonight—we appreciate your time, your input, and most of all, your commitment to our community.