

## 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**

### Board Members

**Mike Briggs**

**Alan Plummer**

## HOA Agenda 9/2/2025 Not enough members present for quorum

### Call to order and Roll Call

1. Previous Meeting Minutes: **8/5/2025 See Attached by David Daley**
2. Treasurers Report: - CSS HOA Treasurer Handouts **(See attached)**
3. ACC REPORTS/Neighborhood Reviews:
4. Old Business
  - Tree removal project approved for ~7 trees at ~\$5,500.
  - Playground repairs prioritized; bids to be sought.
  - Complaint process clarified (written complaints require written responses).
  - Ongoing coordination with Road District regarding development impacts.
  - Continued emphasis on fairness, consistency, and maintaining property values.
5. New Business
6. Next Meeting:
  - **10/7/2025 @ 6:30 PM MST**
  - **Adjourn**:

## Adam Wegner

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**From:** David Daley <dadof12420@gmail.com>  
**Sent:** Tuesday, August 26, 2025 4:31 PM  
**To:** Adam Wegner; Countrysidesouthhoa  
**Subject:** Re: HOA Park / Land Usage

I'm sorry they are so late.

### Countryside South HOA Board Meeting Summary

**Date:** ~~July 1, 2025~~ <sup>8/5</sup>  
**Location:** Fire Station  
**Attendance:** Dave, Adam, Mike, Karen, Delia, Allen. (Eric absent).

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## Key Points

### 1. Administrative

- Meeting called to order at 6:40 PM.
- Minutes from June 3 read and approved.
- Next meeting set for ~~August 5~~ <sup>September 2nd</sup> at 6:30 PM.
- Meeting adjourned at 7:30 PM.

### 2. Treasurer's Report

- Checking: \$23,368.37
- Money Market: \$58,605.18
- Total: \$81,973.55
- Expenses included ice cream social (\$521), water (\$631.15), electricity (\$124.73), and mowing (\$7,022.04).
- Expecting checking to drop to ~\$16,000 after payments.

### 3. ACC (Architectural Control Committee)

- No new forms since last meeting until July.
- Approved projects: siding, fence addition, deck rehab, fence staining/painting.
- Several homeowner requests under review; none denied.

### 4. Old Business

- **Sidewalk repair:** Work west of playground completed but needed grass/finish work. Payment withheld until corrected; follow-up planned.

- **Tree removal:** 6 trees approved for removal; later discussion expanded to 7 trees. Cost: ~\$5,500 total (\$750/tree).
- **Common areas:** Tree removal locations identified; bids being collected.
- **Non-mowed areas outside fences:** Homeowners asked to maintain; if not, HOA will mow and bill. Issue improved after reminders.
- **Dumping issue:** Dead fish and other debris dumped near Marberry & Snowberry. Residents urged to report violators.

## 5. New Business

- **Playground repair:** Both neighborhood playgrounds need maintenance (splintering boards, missing roof panels, stability issues).
  - Discussed rehab vs. replacement.
  - Rehab estimated at a few thousand dollars; replacement would be far more expensive.
  - Board leaning toward repair and possibly volunteer involvement.
- **Complaint handling:**
  - Written complaint received about poorly maintained property.
  - Board discussed fairness of complaints coming from non-neighboring residents.
  - Plan: document, contact homeowner, send letter if needed.

## 6. Community Reminders

- Homeowners encouraged to check sprinkler schedules to align with water district rules (info at CHPSD.org).
- Opening statement & event recap (cookie/ice cream social) posted to Facebook and HOA website.

## 7. Additional Concerns

- Resident raised concerns about new development south of Countryside South:
  - Heavy equipment may damage roads; discussion on responsibility of Road District.
  - Water system capacity issues flagged.
- Fence approvals & enforcement history:
  - Past inconsistencies acknowledged (fences/sheds installed without approvals).
  - Current practice: require neighbor sign-offs and consistency with existing neighborhood aesthetics.
  - Board recognizes difficulty of strict enforcement due to past lapses.

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## Main Outcomes:

- Tree removal project approved for ~7 trees at ~\$5,500.
- Playground repairs prioritized; bids to be sought.
- Complaint process clarified (written complaints require written responses).
- Ongoing coordination with Road District regarding development impacts.
- Continued emphasis on fairness, consistency, and maintaining property values.

**Treasurer's Report  
Countryside South HOA  
As of 09/02/25**

*1. Statement of Accounts:*

i. Checking Account:	\$	15,304.01
ii. Money Market Account:	\$	<u>58,605.18</u>
Account Balances	\$	73,909.19

*2. Items paid since last report:*

i. Countryside South Mowing( June1-July 31,2025)	\$	7,022.04	(2062)
ii. Colonial Pine Hills Sanitary Dist. (Aug. Water)	\$	58.31	(2063)
iii. Warne Green Force (Noxious Weed spraying)	\$	400.45	(2064)
iv. BH Electric 8-05-25	\$	<u>124.80</u>	(Auto)
TOTAL	\$	7,605.60	

*3. Bills due to be paid:*

a. Current Items Due

i. BH Electric 09-05-25	\$	124.73	(Auto)
TOTAL	\$	124.73	

b. Upcoming capital improvements due:

- i. Landscaping, trees around Playground, and repair of the playground equipment on Barberry Circle and between Barberry Ct. and Conifer Lane.
- ii. Cutting down and cleaning up dead trees from the HOA common areas.

*4. Dues collection recap:*

- a. All Homeowners have paid their 2025 Homeowner Dues.

*5. Other Income Recap:*

- a. None

*6. Other Items:*

- a. The Canadian Thistles and other noxious weeds have been sprayed in the drainage areas on Daisy Lane, Conifer Lane, Scrub Oak Circle, and Barberry Court.

Respectfully submitted,

Delia Thompson, Treasurer