

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

Alan Plummer

HOA Minutes 10/7/2025

1. Call to order and Roll Call- Dave Daley HOA President called meeting to order at 6:32PM. Karen Ellison, Mike Briggs, Adam Wegner, and Eric Baker were all present. Alan Plummer and Delia Thompson were absent
2. Previous Meeting Minutes: 8/5/2025 See Attached by David Daley- Reviewed meeting minutes of last meeting- Karen Ellison motioned to approve, Eric Baker second.
3. Treasurers Report: - CSS HOA Treasurer Handouts – Please see attached- reviewed report during meeting- discussed status of tree removals, further minutes below on this manner. David Daley motioned to approve, Adam Wegner second.
4. ACC REPORTS/Neighborhood Reviews:
 - A few neighbors have requested the process of approval for house improvements but have not received any new Elements of Harmony requests.
 - Resident at 5325 Snowberry- Has requested from the HOA if submitting/approval is needed for tree placements on owner property. ACC Chairman Eric Baker has responded to this manner that there are no covenants/approval process needed to plant trees on personal property.
5. Old Business
 - Tree removal project approved for ~7 trees at ~\$5,500.
 - 605 Yards has been contacted and need to walk HOA property to ensure the 7 selected trees from HOA are the ones they are removing from HOA property. Planning to walk with HOA Secretary & ACC Chairman to ensure clear communication is being had with contractor the week of 10/13.

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- Playground repairs prioritized; bids to be sought.- HOA has discussed creating a November newsletter with parameters of seeking neighborhood involvement. Creation of updating the parks will be reviewed and planned through the winter months, with a goal of establishing what type of equipment/ how we want to update playgrounds to start lead-time processes on playground equipment. The community would then be able to utilize the park by end of summer of year 2026.
- 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.

6. New Business

- November Newsletter draft by Mr. Briggs will be reviewed/modified by HOA, HOA President David Daley will create a newsletter for HOA board to review prior to sending out for November.
- Regarding mowing aspects, David Daley plans to mow one last time prior to winter months, Grass has not been growing like prior months, HOA board agreed one more mow would be sufficient.
- HOA Board members reviewed by-laws on requirements for meeting schedules. HOA board members have requested to push meetings to every two Months to allow for more conversation/availability to neighbors to volunteer. This will be reviewed prior to the end of the year to be implemented in 2026.

7. Next Meeting:

- **11/4/2025 @ 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 7:01PM.

Adam Wegner

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~~ ^{8/5}
Location: Fire Station
Attendance: Dave, Adam, Mike, Karen, Delia, Allen. (Eric absent).

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~~ ^{September 2nd} 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.

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 10/07/25**

1. Statement of Accounts:

i. Checking Account:	\$	12,695.13
ii. Money Market Account:	\$	<u>58,644.37</u>
Account Balances	\$	71,339.50

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. 605 Yards(1 st Half of 7 Trees Cut & Removed)	\$	2,735.25	(2065)
v. Colonial Pine Hills Sanitary Dist. (Sept. Water)	\$	207.66	(2066)
vi. BH Electric 8-05-25	\$	124.80	(Auto)
vii. <u>BH Electric 9-05-25</u>	\$	<u>124.73</u>	<u>(Auto)</u>
TOTAL	\$	10,673.24	

3. Bills due to be paid:

a. Current Items Due

i. <u>BH Electric 10-05-25</u>	\$	<u>124.73</u>	<u>(Auto)</u>
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.
- b. The 2nd half of the 2024 Property Taxes are due October 31, 2025 in the amount of \$988.68 and will be paid the last week of October.

Respectfully submitted,

Delia Thompson, Treasurer