

## **Countryside Homeowner's Association Meeting**

**October 9<sup>th</sup>, 2018 7:00 PM Whispering Pines Fire Hall Rapid City, SD**

**Call to Order:** Jon Albers called the meeting to order at 7:00 PM.

**Roll Call – Attending Board Members:** Pete Jensen, Shauna Sheets, Dan Smith, Rich Boernke, Dona Deal, Ed O'Leary, Mike Deal, Wendi Albers and Jon Albers. A quorum exists with 9 members present. Board member not in attendance – Mark Meissner (excused)

**Previous Minutes/Agenda Modifications:** September 2018 minutes reviewed. A motion to accept the minutes was made by Shauna; second by Rich. Motion passed.

**Treasurer's Report:** Wendi provided the annual report from the period of July 2017 to June 2018. The total expenditures during this timeframe were \$7562.82. A motion to accept the Treasurer's Report was made by Pete; second by Shauna. Motion passed. A motion to retain the proposed annual budget with the option to update as needed was made by Rich; second by Pete. Motion passed.

**Common Area Committee:** The sprinkler system in the park has been blown out/winterized for the season. A motion to accept the Common Area Committee's report was made by Pete; second by Shauna. Motion passed.

The subjects of spraying for thistles and increasing the budgeted amount for this and repairing the light in front of the Countryside sign came up. A motion to table the discussion about these two items until the January 2019 meeting was made by Rich; second by Shauna. Motion passed.

**Finance Committee:** Nothing new to report.

**Records Committee:** Nothing new to report.

**Architectural Committee:** Only one request has been submitted within the past month. A motion to accept the Architectural Committee's report was made by Rich; second by Pete. Motion passed.

**Old Business:** Rich reported that a second bid has been obtained for replacing the covers on the grills in the picnic shelter in the park. Kountz bid \$575.00 plus tax for the job. This bid is a little cheaper than the one from Black Hills Tent and Awning. A motion to accept the bid from Kountz was made by Pete; second by Mike. Motion passed.

With winter coming the Board discussed the paved pathways and keeping them clear of snow and ice. It was agreed that a sign would be posted at the entrance point of each pathway that the paths are closed for the season. If homeowners choose to walk on them when they are covered with snow or ice it is at their own risk. A motion to not maintain the paved pathways in the winter and place signage that they are closed for the season was made by Shauna; second by Dona. Motion passed. Jon will research ideas for what the signs should say and will order them. Shauna will make mention of this in the Countryside newsletter as well.

In July, Mike walked the paved pathways in the common areas with Roth Concrete to get a bid on the areas in bad repair (broken/cracked concrete, heaved areas, etc.). The bid came in at \$6,609.60.

The topic of getting a bid on the cost of extending the concrete pads around all the mailboxes was revisited as part of the discussion at this October meeting. It is thought that maybe more than just the one mailbox at the corner of Tanager and Meadowlark could use a larger concrete pad and that all of them should be looked at. Mike will reconnect with Roth Concrete to get a bid on the mailbox concrete job. Once obtained, the new bid to include repair of the paved pathways and concrete around the mailboxes will be e-mailed to all Board members to either approve or disapprove.

A group of homeowners to form a covenant review committee as decided in the September meeting was discussed. Jon sent out a letter to all homeowners as promised, making them aware of the opportunity to be a part of this committee. Jon sent a sign-up sheet around the room this evening for any homeowners present that were interested in being on the review committee to provide their contact information. Jon is willing to head up the covenant review committee to get it started but would be interested in having someone else on the committee take over leading it. This covenant review committee meeting will be scheduled to come together for the first time within the next few weeks.

**New Business:** Jon shared information he received from Pennington County regarding Sheridan Lake road construction projected to take place in 2020 and 2021. They are going for a permanent easement for drainage that Pennington County needs for the upcoming road construction. A small temporary construction easement is also necessary. Sheridan Lake road from Alberta Drive to Spring Canyon Trail will be an 'Urban' section with curb, gutter, and storm sewer. The roadway will be three 12 - foot lanes with the center lane being a left turn lane. The reason for the easement is so that the County can install a storm sewer for drainage. The common area between Waxwing and Sheridan Lake Road (the area south of the mailboxes on Waxwing) is the location the County is referring to. Jon talked with the Engineer and Countryside really does not have the option to say no as it is a County defined project. Jon wanted to make the Board aware of this information.

The Board followed the procedures in the bi-laws for the annual election process. Existing Board members include Rich (3 years/3 years/1 year), Pete (3/3/1), Mark (3/2), Ed (3/2), Jon (2), Dona (2), Shauna (1), Dan (1), Wendi (1). Mike (2/3) will be resigning from the Board at the end of tonight's meeting.

The Board must consist of 3 – 15 members. There is the potential for 6 open Board member positions. Mary Dowse nominated Chad Tipton, Corey Van Vlack, Justin Thiry and David Pustejovsky. Rich nominated Lisa Pustejovsky. Justin Thiry nominated Tom Van Vlack. A motion to accept the proposed nominations and cease nominations was made by Pete; second by Dona. Motion passed. All 6 individuals were voted on the Board. There are now a total of 15 Countryside HOA Board members.

The Board followed the procedures in the bi-laws for the election of officers to the Board. Jon Albers was elected as President. Shauna Sheets was elected President Elect. Lisa Pustejovsky was elected as Treasurer. Dona Deal was elected as Secretary.

The next quarterly HOA Board meeting will be Tuesday, January 8<sup>th</sup>, 2019 at 7:00 pm.

**Adjournment:** A motion to adjourn the meeting was made by Rich; second by Wendi. Motion passed.

Respectfully submitted by Dona Deal

