

Countryside Homeowner's Association Meeting

April 9th, 2019 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: Corey Van Vlack, Justin Thiry, David Pustejovsky, Tom Van Vlack, Lisa Pustejovsky, Shauna Sheets, Dan Smith, Dona Deal, Ed O'Leary, and Jon Albers. A quorum exists with 10 members present. Board member not in attendance – Mark Meissner, Pete Jensen, Rich Boernke, Wendi Albers and Chad Tipton.

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

Treasurer's Report: Lisa informed the Board that 4 liens had been filed on Homeowners with outstanding HOA dues. Recently 2 Homeowners have paid the dues and their liens were released. The certified letters sent to the other 2 Homeowners were returned unopened. Tom volunteered to knock on the doors of the 2 Homeowners to follow-up on fees due. A motion to accept the Treasurer's Report was made by Tom; second by Shauna. Motion passed.

This is Lisa's final meeting as Treasurer on the HOA Board as she and David are moving out of Countryside. Lisa was acknowledged and thanked for her many years of service. Tom Van Vlack reached out to his wife, Sara, during the meeting. Sara volunteered to step in as the temporary Treasurer. A motion to accept Sara as Treasurer was made by Shauna; second by Lisa. Motion passed.

Common Area Committee: There was only one bid received for the common area mowing/maintenance and it was from Allan Mathis. A motion to accept this bid was made by Tom; second by Dona. Motion passed.

The subject of spraying for thistles in the common areas was discussed as a priority. A motion for Mark Meissner to get bids on spraying was made by Shauna; second by Corey. Motion passed.

Ed was approached by a Homeowner and asked if the "no winter maintenance" signs would be taken down for the summer. It was felt that it would be easier to mow if the signs were not there. Tom offered up the idea of mounting the signs on wood posts next winter, rather than steel posts so they are more secure. A motion to take the signs down and store them in the records shed until next winter was made by Shauna; second by Lisa. Motion passed. Jon will take the signs down in a few more weeks.

Finance Committee: Annual taxes are due and Lisa plans to pay the total this month, rather than in two installments.

Lisa will mail out the Countryside HOA fee postcards reminding Homeowners that the \$140 fee is due by August 1st. Sara, the new Treasurer will receive the payments.

Records Committee: Nothing new to report.

Architectural Committee: No new requests have been received by Ed. Two Homeowners present at the meeting this evening indicated they would each be submitting a request in the next few months.

Old Business: Shauna wondered about the status of the repair of the paved pathways. Jon offered to call Jason at Roth Concrete for an update on his progress and getting the job finished this spring.

The Covenant Review Committee has met regularly over the winter and has made good headway on coming up with recommendations for updates and/or revisions to the existing covenants. The committee is made up of a diverse group of Homeowners from both sides of the isle on all topics so this has generated good discussion. At this evening's meeting Jon asked that a specialized meeting be scheduled for Board members and the Covenant Review committee members to come together to finalize covenant proposals. There is also a need to discuss fences and take a group vote to finalize this item. If covenant proposals are approved by the group, they will be sent to the Countryside lawyer for review and recommendations. In order to change the covenants, a 66 2/3% affirmative vote is required. Potential dates for the specialized meeting are May 7th or May 9th, pending the availability of the Whispering Pines Fire Hall.

New Business: The Spring Clean-Up day is traditionally held the last Saturday in April. This year's date is April 27th from 8:00 am – 11:00 am. This annual event provides the opportunity for Homeowners to get to know each other better while working together to help keep Countryside's park and common area looking great. Shauna will put this announcement in the April 2019 newsletter and invite Homeowners to come with their rakes, gloves, trash bags, etc. A new Homeowner to Countryside, Bob Germek, volunteered to spearhead the Spring Clean-Up day. Homeowner, Mary Dowse, volunteered to post announcement flyers on each of the mailboxes.

The annual Garage Sale will be held Saturday, May 11th from 7:30 am – 1:00 pm. Shauna will put this announcement in the April 2019 newsletter and Jon will post it on Facebook. Sara Van Vlack will put an ad in the newspaper.

A discussion was held about "Countryside Cares". Shauna will put it in the April 2019 newsletter that Countryside HOA will be accepting nominations again this year. This event will be sponsored by Shauna Sheets with the Kahler Team at Keller Williams. They will provide the cost of materials to complete the project. The hope is to have a large number of willing volunteers to assist with the project, similar to last year.

The next quarterly HOA Board meeting will be Tuesday, July 9th, 2019 at 7:00 pm.

Adjournment: A motion to adjourn the meeting was made by Dona; second by Shauna. Motion passed.

Respectfully submitted by Dona Deal