

Countryside Homeowners Association Quarterly Meeting

September 22, 2020 7:00 P.M. Keller Williams Realty

Rapid City, SD

Call TO Order: President Ed O’Leary called the meeting to order at 7:00 PM

Roll Call – Attending board members: Ed O’Leary, Chad Tipton, Sara VanVlack, Tom VanVlack, Cory VanVlack, Wendi Albers, Shauna Sheets, Pete Jensen, Mark Messner, Tim Crawford, Dan Smith, Jason Bransted & Justin Thiry. A quorum exists with 13 board members present. All board members in attendance.

Previous Minutes/Agenda Modifications: September 22, 2020. August 11th meeting minutes were reviewed.

Treasurers Report Finance Committee: Sarah informed the board that 5 homeowners HOA dues remain unpaid. The next step is to send out certified letters notifying homeowner that a lien will be put on house if payment is not received. There is one existing lien on a homeowner’s property from 2019. Sarah supplied board with annual report showing annual budget expenses July 2019 and June 2020. \$27,460.00 was budgeted with \$29,842.95 actual expenses between July 2019 & June 2020. Sara also supplied a proposed budget for 2020 – 2021 with expenses of \$27,500.00. There is currently 107,000.00 in Countryside HOA bank account. Pete made a motion to accept monthly statement report. All in favor. Motion passed.

Common Area Committee:

Ed brought up the discussion of having the picnic shelter shingles replaced. Shingles for the park picnic shelter are not covered by insurance. Justin spoke with Chad who said he may have plenty of material to take care of the product, but he has been remarkably busy and is lacking the time to make the repairs.

Tom met with Mick at Warren Chemical to discuss common area weed & thistle spraying near walkways & playground. Overall weed and thistle spraying will be completed in the fall of 2020, which should take care of most of the issue. Swing set area will need to be tilled again during 2021 spring clean-up. Then Spot spraying will occur again in spring 2021. Quote for common grounds was 1550 and 150 for playground.

Snow removal on community sidewalks will remain as a volunteer activity. Snow removal signs are stored in records shed and will be placed on walkways again this year.

Mark will take care of blowing out the park sprinklers. Trees in common areas are good for now and don’t require trimming at the moment. Tim made a motion to accept verbal common area committee report. All approved. Motion passed.

Records Committee: The records shed had been broken into. It looks like the lock was drilled out. A police report was filed. Nothing was taken. Pete called in the repairs. Lock is now in working condition. A bag of tools was stolen from a neighbor as well. Reminder for everyone to lock their doors, sheds and garages

Architectural Committee: Ed shared 2 updates made by homeowners which included: one retaining wall and one house paint request. Both projects approved.

Old Business: Fall Community Garage Sale took place on Sat Sept 19th, 2020 from 8 am – 1 pm. To inform neighbors, 24 signs were printed and hung on mailboxes, two metal signs were placed on Tanager & Sheridan lake road (countryside entrances) a newsletter was sent out to all residents and fb announcement was posted. 13 full blown garage sales occurred in the neighborhood with a half dozen or so homes placing a handful of items out for purchase. 2 metal Neighborhood garage sale signs are currently stored in the records shed.

President	Ed O’Leary
Vice	Chad Tipton
Treasurer	Sara VanVlack
Secretary	Wendi Albers
Board Members	Corey VanVlack
	Tom VanVlack
	Shauna Sheets
	Dan Smith
	Pete Jensen
	Jon Albers
	Mark Meissner
	Jason Brandsted
	Tim Crawford
	Justin Thiry

Covenant Review Update – someone is needed to head the covenants review committee. Former lead Jon Albers had submitted requested changes and asked lawyer for guidance. Jon called and left 4 message with Tallbot Lawyer. His calls were not returned. Pete will attempt to contact Talbot to inquire on progress. Announcement for Jons replacement will be placed in Newsletter for volunteer to continue with Covenant Review Committee efforts.

Countryside Newsletter Advertising is reserved for residents only. This was voted on and approved by the board through email.

New Business: Pennington County submitted an addendum to the original easement concerning Waxwing modifications. Modifications are needed on Waxwing due to the overflow of water from the new Sheridan Lake Road construction project. Water was running through a 12 in culvert then on top of Waxwing road. Addendum was approved by the board through email, signed and sent back to the county. City would not change anything with the Sheridan Lake road construction project, and they don't foresee any issues arising from completing the project as is. Overall completion will be on 1 July 2022. The city will meet with the board in April of 2022 to discuss any issues pertaining to the easement at that time.

Ed asked the if something needed to be done about standing water on the road by a new resident's home. Homeowner will have to work with the City to resolve the issue.

Shauna Sheets will be moving out of the neighborhood and someone will have to take over her duties as fb and website administrator as well as newsletter publisher. She will be posting one last newsletter and will train Wendi to take over duties. We all appreciate Shauna's commitment and dedication to the HOA over the last 10 years. She will truly be missed!

Countryside Shares project is currently on hold.

The Countryside bylaws were signed by HOA president in 1992. They are not on record at the county therefore do not need to be posted to website.

Floor opened for Nominations for the 2020-2021 board members. Nominees included Ed O'Leary, Chad Tipton, Jason Brandsted, Justin Thiry, Dan Smith, Pete Jenson, Dave Simpson, Doug Traub & Wendi Albers. Current Vice president Chad Tipton has no interest as president. Wendi Albers declined nomination for Secretary. 3- 15 people are needed to be on board.

Election of New Board Members:

Doug Traub was nominated by Dan Smith to the board as a new member. The motion was seconded and the nomination passed without opposition.

Election of Officers:

President - Ed O'Leary was open to serving one more term. Doug Traub made a motion to elect Ed as president for another term, that nominations cease, and that a unanimous ballot be cast for Ed O'leary. Motion carried without opposition.

Vice President - Our current Vice President had no interest in serving another term. Discussion was held to consider a new nominee. Jason Bransted volunteered to be Vice President and all members approved.

Secretary - Wendi did not wish to serve an additional term and another candidate will be contacted to see if there is any interest.

Next meeting will take place in January. Date, location and time to be determined.

Adjournment: Doug made a motion to cease nominations and begin new meeting to cast votes for board. All in favor, motion passed.

Respectfully submitted by Wendi Albers

Countryside Homeowners Association Member Election Meeting

September 22, 2020 8:15 P.M. Keller Williams Realty

Rapid City, SD

Call To Order: 8:15 pm President Ed O'Leary called the 2020 -2021 election meeting to order.

The board followed procedures in the bi-laws for annual election process. Ed O'Leary was elected as President for second term. Jason Bransted was elected as Vice President. Sara VanVlack was elected as Treasurer. Elected board members as follows: Corey VanVlack, Tom VanVlack, Dan Smith, Pete Jensen, Mark Meissner, Tim Crawford, Justin Thiry, Chad Tipton, Dave Simpson, Doug Traub.

Respectfully submitted by Wendi Albers

Countryside HOA Board Members 2020-2021

President	Ed O'Leary
Vice President	Jason Brandsted
Treasurer	Sara VanVlack
Secretary	Sheila Hoyer

Board Members	Corey VanVlack
	Tom VanVlack
	Dan Smith
	Tim Crawford
	Justin Thiry
	Chad Tipton
	Dave Simpson
	Doug Traub
	Wendi Albers

Architectural Committee	Ed O'Leary
	Dan Smith
	Kathy Dirk
	Justin Thiry
	Jason Brandsted

Common Area	Mark Meissner
Records Committee	Pete Jensen