

Countryside Homeowner's Association Annual Meeting

July 10th, 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: Allan Mathis, Mike Deal, Wendi Albers, Shauna Sheets, Ed O'Leary, Rich Boernke, Dona Deal and Jon Albers. A quorum exists with 8 members present. Board members not in attendance – Mark Meissner (excused), Pete Jensen (excused) and Dan Smith (excused).

Previous Minutes/Agenda Modifications: April 2018 minutes reviewed. One modification was recommended by Jon under Old Business. The signs to declare “no motorized vehicles” were not posted in the commons area. After Jon talked with the Homeowner about this it has no longer been a problem. A motion to accept the minutes with this modification was made by Allan; second by Rich. Motion passed.

Treasurer's Report: The Treasurer's report was provided and reviewed by the Board. The payments for HOA dues are starting to slowly come in. Dues are to be paid by August 1st, 2018 and 32 of 198 Homeowners have paid so far. Wendi has some extra cards left from the mailing about the HOA dues. These can be used to send out to Homeowners that have not paid by August 1st. A motion to incorporate our own grace period until August 10th to pay the HOA dues was made by Rich; second by Mike. Motion passed. Shauna will also put a reminder in the Countryside Newsletter and on Facebook. A motion to accept the Treasurer's report was made by Dona; second by Shauna. Motion passed.

Common Area Committee: Homeowners Pam and Steve Dykstra volunteered to repaint the Countryside sign, which they recently completed. A thank you card was sent to them by Wendi. The ground light that illuminates this Countryside sign has been broken again and now the cement stump is busted so it will be hard to fix. Allan and Mike will assess to see if it can be repaired one more time. If not, an overhead light mounted on the top of the sign may have to be considered.

There have been reports of spots in the paved walking paths in the common areas being in bad repair (broken/cracked concrete, heaved areas, etc.). A discussion took place and it was decided to obtain bids on what it would cost to get these repaired. Mike will walk the pathways with two contractors to get bids.

Finance Committee: The proposal for Budget FY19 was provided and reviewed by the Board. A motion was made to accept the proposal for annual budget FY19 minus the language about the semi-annual HOA fee and to change the line item of tree removal to common area improvements by Rich; second by Mike. Motion passed.

All necessary financial information will be provided to Ketel Thorstensen for preparation of annual financials and tax return.

Records Committee: Nothing new to report.

Architectural Committee: Ed has been made aware by a Homeowner that she intends to submit a request for a shed and possibly a fence. It has not been received yet.

Old Business: Shauna will put a posting in the Countryside Newsletter again to ask for volunteers to assist on the project through "Countryside Cares" on August 26th. She will also indicate that we are looking for a contractor/painter who would be willing to volunteer their expertise on how to estimate the amount of supplies needed (paint, wood, etc.). Various board members and Homeowners at tonight's meeting indicated what equipment (power washers, extension ladders) they have that could be used for this project.

A Homeowner wrote a letter to the Board asking if the HOA could pay for snow removal on the walking paths. A motion to obtain a bid on the cost for snow removal on the walking paths was made by Jon; second by Wendi. Motion passed.

Jon will be talking to the Countryside HOA lawyer about the liability of ice and potential falls on the pathways if snow removal is paid for by the HOA. He will also talk with the lawyer about Covenant enforcement and what else can be done beyond the current process since the subject has come up again.

New Business: Janet Stewart, the block representative for Waxwing Lane would like her phone number documented in the next Countryside Newsletter.

A Homeowner was present at the meeting tonight to discuss the need for installing an ADA ramp going up to the door of her house. This is necessary due to the health condition of a family member. A motion to approve the building of an ADA ramp on this Homeowner's house was made by Rich; second by Jon. Motion passed.

This same Homeowner shared that she has a scout troop of 5-year old children looking for community projects and wanted to know if there was anything within the Countryside neighborhood that they could take on as a project. A suggestion made was for the troop to pick up and dispose of the pine cones that have fallen in the playground area of the park.

There was an area near the mailboxes on the corner of Pinyon Jay and Meadowlark that was eroding. Within the last year Allan placed rocks in that area and it has helped. It was brought to the Board's attention that now there is erosion occurring further up from this corner. When it rains, the debris eroding away ends up in a Homeowner's driveway. A discussion was held regarding the unusually high amounts of rain we have had this summer and other Homeowners have also had gravel and debris wash into their driveways. It is uncertain who (Homeowner, HOA, the city) is responsible for addressing this problem up from the corner of Pinyon Jay and Meadowlark. Allan offered to assess the area and suggested putting rocks in it to slow the water down to prevent further erosion. Jon will also look at this area and further discussion will be held before any decisions are made.

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

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

Respectfully submitted by Dona Deal