

Countryside Homeowners Association Quarterly

Meeting

July 12, 2022 7:00 P.M. ZOOM virtual meeting

Call To Order: President Doug Traub called the meeting to order at 7:05 PM

Roll Call: Attending board members: Ed O’Leary, Sara VanVlack, Sheila Hoyer, Corey VanVlack, Dave Simpson, Tim Crawford, Wendi Albers, Doug Traub and Tom VanVlack. Board members not in attendance: Chad Tipton, Mark Meissner, Nikki Gast, Justin Thiry, Jason Bransted, and Dave Bertsch. Homeowners present: Mary and Pete Dowse.

Previous Minutes/Agenda Modifications: No corrections were requested for the April 12, 2022 minutes. Tom made a motion to approve the minutes. A second was made by Sara. All in favor. Motion passed.

Treasurer’s Report: Sara reported that our current balance is \$119,480. No deposits were made and the same expenses were paid as last time. Sara filed the annual report with the secretary of state which is due every year. The annual dues letter went out. The June 30th year-end compiled expenses were sent to Ketel Thorstensen for the year-end financial reporting. Sara discussed the Income and Expense Statement and reported a gain of \$20, 468.36. Dave made a motion to approve the financial report, seconded by Tom. All in favor. Motion carried. Tom had a question about the water bill. We are billed as a commercial account so the bill is \$160 when the water is turned on. Sara next discussed the proposed budget which was based on last year’s expenses. The goal is to have a balanced budget. It was decided to keep the legal fees line item of \$3,000. The \$6,000 curbing expense for the playground was included in the Grounds expenses. The lawn mowing expense (\$6,000) increased from last year as the areas being mowed have increased to include the common area across from and next to Tom’s property on Meadowlark. We have received compliments on Zeb’s work. Doug will discuss adding the satellite lot with Zeb. Dave had a question regarding the taxes paid for the common areas. Discussion followed. Dave stated that common space has no market value and asked if it should it be appealed next year. Dave offered to look over the property value notice next year. Dave made a motion to approve the 7/2022 -6/2023 budget. Seconded by Tim. All in favor. Motion passed.

Committee Reports:

Architectural Committee: Ed reported that four requests were approved:

1. Greg Branson – 7360 Tanager - Fence
2. Jacob Uhden – 7680 Tanager – Carport and Shed
3. Pete Jensen – 7350 Pinion Jay – New garage
4. Doug Traub – 5112 Meadowlark Dr – dog fence
5. Jim Emmert – 4802 Tanager Ct – remove split rail fence

Tom asked if we still own the land where the pumphouse well is located. Mary stated the well was taken over by Red Rocks. Dave looked up the property on RapidMap and determined the wellhouse is a small box located on land owned by Countryside. Sara made a motion to approve the Architectural Committee report, seconded by Cory. All in favor. Motion carried.

Records Committee: Nothing to report.

Maintenance and Grounds: Mark is absent, so no report at this time.

Playground Committee: Tom reported that the contractor hired for the curbing (Curb Creations) is ghosting him, so Tom is going to contact the second contractor. No meetings have occurred and no bids have been received for other parts of the project. The next step after the curbing will be a new piece of equipment installed during the next year.

President	Doug Traub
Vice	Dave Simpson
Treasurer	Sara VanVlack
Secretary	Sheila Hoyer
Board Members	
	Doug Traub
	Dave Simpson
	Tom VanVlack
	Sara VanVlack
	Corey VanVlack
	Sheila Hoyer
	Dave Bertsch
	Nikki Gast
	Chad Tipton
	Mark Meissner
	Wendi Albers
	Ed O’Leary
	Justin Thiry
	Jason Brandsted
	Tim Crawford

Old Business: Doug wanted two reminders to go in the newsletter and on Facebook:

1. Dog owners need to pick up after their pets.
2. City watering regulations allow watering only outside the hours of 9:00 AM and 6:00 PM for sprinkler systems and following the odd/even numbering of your house number.

New Business:

Thank You: Countryside thanks homeowner Jacob Uhden for the use of his water for the grass area at the Countryside sign off Sheridan Lake Road.

Encroachment on Common Ground (Tot Lot): Doug reported that there are a garden, two sheds, and a garage plus driveway that are apparently located on Countryside common ground. An aerial photo and plat map were shown to the board. Doug offered to meet with the homeowner of the garden and help the homeowner remove or relocate it. The two garden sheds (7318 Kingbird Court) may have concrete pads, so that will need to be determined as that would be a more complicated issue for removal/relocation. Discussion regarding the garage/driveway at 7289 Tanager was prolonged. Ed reported that in 2015, Mr. Perry submitted an application to the Architectural Committee for a garage addition. The map attached did not show a property line encroachment issue. Wendy was able to find the 2020 sale documents for the property which included a 1989 survey map. Mark Polenz was the surveyor. The map did not indicate a property boundary problem. It was noted that RapidMap does have a disclaimer regarding the accuracy of its program. Vicky Fischer from the City of Rapid City recommended a new survey be done. If the garage and driveway are on Countryside common ground, a new lot line could be established and the land could be sold to the property owner. Sara asked how we would determine the value of the land. Discussion was held regarding requiring/asking the property owner to pay for the new survey and legal fees and charging a minimal fee (e.g., \$1.00) for the land. Our covenants require approval of 2/3 of all property owners to sell Countryside land. It was discussed that a committee of three (president Doug, past-president Ed, and Tim) visit the property owner to discuss the issue and negotiate who will pay for the new survey as a starting point.

Tom thanked everyone for their participation in the recent Park clean-up.

Ed asked Wendi to post pictures of the clean-up.

Ed thanked Doug for his efforts regarding the common space issue.

Adjournment: A motion to adjourn was made at 8:25 PM by Dave, seconded by Sara. All in favor. Motion passed.

The next meeting will be September 13 at 7:00 PM via Zoom.

Respectfully submitted by Sheila Hoyer