

Countryside Homeowner's Association Meeting

April 11th, 2017 7:00 PM Whispering Pines Fire Hall Rapid City, SD

Call to Order: Rich Boernke called the meeting to order at 7:00 PM.

Roll Call – Attending Board Members: Rich Boernke, Allan Mathis, Mike Deal, Dona Deal, Jon Albers and Ed O'Leary. A quorum exists with six members present. Board members not in attendance – Pete Jensen (excused), Lisa Pustejovsky (excused) and Mark Meissner (excused).

Previous Minutes/Agenda Modifications: January minutes reviewed. A motion to accept the minutes made by Mike; second by Allan. Motion passed.

Treasurer's Report: Rich shared that the January 2017 report reflects the \$300,000 payment Countryside HOA made to the City. Lisa will e-mail the Board members the March report for review.

Water Committee: Wells 1 and 4 have been capped by Taylor Drilling for the amount they bid of \$15,500. Mike asked if the concrete pads the well houses sat on will be removed? There was also a discussion about the land the well houses for 2 and 3 sat on still being owned by Countryside and this land being paid taxes on by Countryside. Now that Red Rock bought these wells, should they be paying Countryside rent on this land? These are questions for Pete and Mark.

Common Area Committee: Allan reported that it has become much more expensive to water the park now that we are on City water. It's around \$400/month. Discussion was held as to whether the frequency of running the sprinklers in the park 7 days a week should be decreased to 2 or 3 days a week to make it more affordable. The Board settled on 2 days a week.

The split rail fence on Tanager still has not been put back up and erosion tubes are still lying in that area. At this point it does not appear that Mainline will be putting the fence back up so this will fall on Countryside Homeowners to get this done. It was suggested that one or both of these tasks could be added to the Spring Clean-Up project list.

Mike replaced the lock on the records shed.

Ed O'Leary and Pete Dowse are going to experiment on improving the appearance of one of the mailboxes by trying to sand off the rust toward the bottom of the pole and then prime it. If they have good results, this method will be used on all of the mailboxes. This is an item that was put on the project list by the Board back in December.

Finance Committee: All HOA dues have been paid.

Records Committee: Nothing new to report.

Architectural Committee: Nothing new to report. There have been no requests or applications made.

Old Business: The Board was pleasantly surprised that there was not much feedback received after the letter went out to all Countryside Homeowners providing advance notice of receiving a bill from the City regarding the Assessment Role amount due. Rich had phone calls from only two Homeowners that had questions. None of the other Board members present have taken any calls regarding the Assessment.

Shauna Sheets will issue the first quarterly Countryside newsletter soon. Shauna was present to explain to the Board members that she has contacted Western Mailers for an estimate. If Homeowners choose to advertise and pay \$10.00 per ad, it could cover the mailing costs. She shared that her vision for the newsletter would be to include items such as reminders about upcoming events like the Spring Clean-Up and the annual Garage Sale, solicit volunteers to help with projects, reminders of the covenants (for example: no overnight parking on the street), safety tips, advertisements from Homeowners, reminders to all do our part to keep Countryside safe and beautiful, solicit ideas for other projects needing to be done, etc. A motion for Shauna to issue the quarterly newsletter in an 11X17 format and solicit ads was made by Ed; second by John. Motion passed.

A discussion took place about the Spring Clean-Up. The Board members reviewed the letter Jon drafted inviting Homeowners to participate in the Spring Clean-Up and annual Garage Sale. It was agreed that he did a fine job promoting participation in a positive manner while also encouraging a community effort to enhance the overall perception of our neighborhood. Shauna Sheets will incorporate his letter into the first quarterly newsletter. The date agreed upon for the Spring Clean-Up is Saturday, April 29th from 8:00 am – 11 am. The tasks prioritized for this day are a general clean-up of the park, picking up trash and removing the erosion tubes from Tanager. Allan will assign tasks that day, as needed. Shauna indicated she will sponsor donuts and coffee afterwards to promote her Real Estate business. A motion to hold the Spring Clean-Up on the last Saturday in April this year and each year going forward made by Allan; second by Mike. Motion passed.

New Business: The Countryside HOA policy regarding Delinquent HOA Dues/Assessment Accounts has been amended. Rich provided a copy of the policy and highlighted the amendment removing the option to pay annual HOA Dues in two payments. A motion to adopt the amended policy was made by Ed; second by Mike. Motion passed.

The annual Garage Sale will be held in May. Various dates were talked about in an effort to select a Saturday when there were fewer events or activities to complete with. A motion to hold the Garage Sale on Saturday, May 13th from 7:00 am – 1:00 pm was made by Jon; second by Dona. Motion passed.

The next HOA Board meeting will be Tuesday, July 11th at 7:00 pm.

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

Respectfully submitted by Dona Deal