

**Countryside Homeowner's Association Annual Meeting**

**September 11<sup>th</sup>, 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, Shauna Sheets, Dan Smith, Rich Boernke, Dona Deal and Jon Albers. A quorum exists with 6 members present. Board members not in attendance – Mark Meissner (excused), Pete Jensen (excused), Mike Deal (excused), Wendi Albers (excused), Ed O'Leary (excused).

**Previous Minutes/Agenda Modifications:** July 2018 minutes reviewed. A motion to accept the minutes with this modification was made by Shauna; second by Allan. Motion passed.

**Treasurer's Report:** Wendi was unable to attend this meeting. A motion to table any discussion regarding the Treasurer's report until the October HOA meeting was made by Shauna; second by Rich. Motion passed.

**Common Area Committee:** This is Allan's final meeting after serving 2 full terms on the HOA Board and being the leader of the Common Area Committee. Allan has been a phenomenal asset to the Homeowner's Association. He was acknowledged for his talents and thanked for his years of service.

Allan stated the water will be turned off in the park on 10/1/2018 and the garbage can will be removed from the park on 11/1/2018. He will mow one more time towards the end of September.

Rich reported that the covers on the grills in the picnic shelter in the park are badly deteriorated. He got a bid and it would be \$300 each for new covers. Dan mentioned he has had covers made for various items at Big Sky Upholstery in Box Elder and they may be able to offer a good price. A motion for Dan to get a second bid for grill covers by Big Sky Upholstery was made by Allan; second by Shauna. Motion passed.

Mike walked the paved pathways in the common areas to get a bid on the areas in bad repair (broken/cracked concrete, heaved areas, etc.). He tried to get 3 bids but only Roth Concrete was willing to take the time to assess and provide a bid. The bid came in \$6,609.60. Some questions came up that could not be answered because Mike was unable to attend this meeting. A motion to table the discussion regarding this bid until the October HOA meeting was made by Shauna; second by Dona. Motion passed.

Dan brought up that that the ground surrounding the concrete pad that the mailbox sits on next to his property is washing away and leaving deep ruts. He has concerns this could be a safety issue as someone could fall into the ruts and get an injury. Dan stated that the concrete pad at this mailbox and all the mailboxes are too small and don't provide enough space for people to stand and get into their mailboxes. After discussion, Dan was asked if he would get a bid on the cost of extending the concrete pads around all of the mailboxes in Countryside.

**Finance Committee:** Nothing new to report.

**Records Committee:** Rich received a letter from Pierre regarding the two wells that were sold to Red Rock. The content of this letter was summarized for the Board and it will be given to Pete Jensen to add to the Countryside HOA records.

**Architectural Committee:** Nothing new to report.

**Old Business:** The "Countryside Cares" project went well and was attended by approximately 20 people. It demonstrated a good collaboration of neighborhood volunteers

Shauna has retyped all the covenants in a digital format and is working on the updated covenant book that can be given to new people moving into Countryside. On average there are about 12-18 homes sold in Countryside each year so it would be good to have about 20 copies on hand for the block representatives to hand out.

Discussion was held about some of the covenants needing to be updated and about the enforcement of all covenants. A motion for the Board to pursue a gathering of homeowners to look at the existing covenants and changes that will be made and enforced was made by Rich; second by Dona. Motion passed. Jon will compose a letter that will go out to all homeowners about the October meeting, the need for new Board members, election of Board officers, and laying out the opportunity to be a part of the group to review covenants.

**New Business:** Kim Seekman, the block representative for Crossbill is moving out the neighborhood and will be giving up these duties. The need to find another block representative will be posted in the Countryside newsletter.

The Board followed the procedures in the bi-laws for the annual election process. Shauna, Dan and Wendy have served 1 year. Jon and Dona have served 2 years. Mike has served 3 years. Ed and Mark have served 5 years. Pete and Rich have served 7 years.

The next quarterly HOA Board meeting will be Tuesday, October 9th at 7:00 pm. The election of Board officers will take place at the October meeting.

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

Respectfully submitted by Dona Deal