

Countryside Homeowner's Association Meeting

December 13th, 2016 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, Pete Jensen, Allan Mathis, Mike Deal, Dona Deal, Ed Kepner and Ed O'Leary. A quorum exists with seven members present. Board members not in attendance – Mark Meissner (excused), Jon Albers (excused), and Lisa Pustejovsky (excused). Rich announced Eric Scherr has finished up his 3 year term and has left the Board. Ed Kepner stated he would be resigning from the Board at the end of tonight's meeting.

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

Treasurer's Report: Rich presented the November report for review in Lisa's absence. A motion to accept the Treasury Report was made by Pete. Second by Ed Kepner. Motion passed.

Water Committee: The sale of two wells, including easement, to Red Rock continues to move forward at a slow pace.

David Sharp, a Homeowner, bought the well house by the old dumpster site for \$250. Everything has been disconnected and the well house is ready to be moved. David has been made aware that he can move it now. The well house on Waxwing has been moved. There are a few pipes sticking up where it sat. Pete has asked Taylor Drilling Company to take the pipes off when they come out to cap the wells.

Common Area Committee: Discussion was held about the water meter for the sprinkler system being in a place that makes it difficult to blow out the system at the end of the year.

The repair of the light for the Countryside entrance sign has been accomplished by Mike.

Allan commented that the split rail fence on Tanager is still down. Pete said it may or may not get put back up by Mainline.

Finance Committee: All HOA dues have been paid. 4 households paid half and will have to pay the second half according to the policy.

Records Committee: Nothing new to report.

Architectural Committee: Nothing new to report.

Old Business: With the completion of our water system connection, the City of Rapid City is preparing the final assessment roll. This assessment is part of the original annexation agreement which pays for the piping and excavation to City water mains. This amount was to be divided equally among the Countryside homes, with a billing distributed on an annual basis for a 10 year repayment term (with a 6% interest rate). Rich, Lisa and two past Countryside HOA Presidents met to discuss a future payment being made to the City before the special tax assessment takes place. According to the November financial report, Countryside HOA has a Grand Total of \$422, 103.97. The group made an executive decision to take \$300,000 from this Grand Total to pay the City toward out debt. The original estimate

was approximately \$3300 per household, which would have resulted in an estimated yearly payment of \$426. By making this \$300,000 payment to the City it would reduce the estimate to \$1698 per household, which would result in an estimated yearly payment of \$226. Rich and Mark will compose and send a letter to Countryside Homeowners to provide advance notice prior to receiving a bill from the City. The bill from the City could be issued soon, possibly as early as February 2017.

Making this \$300,000 payment to the City still leaves enough in the budget to keep things running, cap the two wells, maintain the Escrow Account and reserve approximately \$10,000 for an emergency fund.

The Board members offered up ideas for long-range plans to maintain, improve, or enhance the Countryside Common Areas.

- Repaint street signs due to fading
- Repaint the Countryside entrance sign
- Repaint the Records shed
- Repair door and lock on Records shed
- Replace split rail fence with permanent fence
- Talk with rancher where our tank sat regarding whether or not he wants the pipes removed
- Put pavers and mulch around trees in the park
- Replace mailboxes

Ideas from all Countryside Homeowners could be solicited as well to add to this list.

The thought of hosting a Spring Clean-Up was brought up. Perhaps a free lunch could be provided to those that help as an incentive for participation. This can be discussed further at a future Board meeting.

New Business: The Board followed the procedures in the bi-laws for the election of officers to the Board. Rich was elected as President. Jon was elected President Elect. Dona was elected as Secretary. Lisa was elected as Treasurer.

Rich suggested the next HOA meeting occur on January 10th, 2017 and then continue bi-monthly after that.

Adjournment: Mike made the motion to adjourn. Second by Allan.

Respectfully submitted by Dona Deal