

# Countryside Homeowners Association Quarterly

## Meeting

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

**Call To Order:** President Doug Traub called the meeting to order at 7:00 PM

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

**Previous Minutes/Agenda Modifications:** No corrections were requested for the January 11, 2022 minutes. Wendi 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 \$124,279.49. The property tax of \$1978 will be paid in April. Wendi made a motion to approve the financial report, seconded by Tom. All in favor. Motion carried.

### **President’s Report:**

**Watermain Puncture:** A watermain puncture occurred several weeks ago. Doug tried to notify the affected neighbors. The company that hit the watermain will pay a fine. Wendi stated another break had occurred January 7, 2022. Sara and Tom got calls regarding the break. Doug suggested putting a notice on Face book if another break occurs. Wendi noted she can put it in the newsletter. Mark suggested putting the city hot-line number (605-394-4125) in the newsletter.

**Mailboxes:** Doug got a call about a non-working mailbox. He called Harvey’s Lock Shop. Harvey’s noted that residents can try the following: 1) using WD-40 in the lock; 2) check the tab in the lock to see if it is bent and straighten it if it is bent. If a new key is needed, residents have to get it from USPS. Residents should call Harvey’s if the key is not working. If Harvey’s needs to replace the lock, it costs \$65 for a service call. Residents can remove the lock by unscrewing the lock and bring it to Harvey’s for a \$15 fee.

**Short-Term Rental Businesses:** Doug received a complaint about a parking problem at a particular address which is renting as a VRBO. Doug called the city and spoke to Matt Owczarek about the problem. Per city ordinance, VRBO’s are not legal. If there is a VRBO problem, call city code enforcement at 605-355-3465, and they will take care of it. Ed noted there are several VRBO’s in the neighborhood. Wendi suggested putting a notice in the newsletter that VRBO’s are illegal and providing the city code enforcement phone number and website address.

Tom noted that our by-laws do not allow parking on the street. This is still valid even though the streets are the city’s responsibility. Corey stated that our HOA by-laws trump city laws because they are more restrictive.

**Finance Committee:** Nothing to report.

**Architectural Committee:** Ed reported that three requests were approved:

1. 5440 Meadowlark - replace back and front decks
2. 7680 Tanager – new fence and carport
3. 7360 Tanager – remove and replace the fence

### **Common Area Committee:**

**Maintenance and Grounds:** Mark reported that a Zeb’s Lawn Service has been hired for mowing, starting the irrigation system in the middle of May, and cleaning it out in the fall. He noted we need to replace some sprinkler heads and fix a small water leak. Mark mentioned we need to hire a separate contractor that knows the entire system and can do the

<b>President</b>	Doug Traub
<b>Vice</b>	Dave Simpson
<b>Treasurer</b>	Sara VanVlack
<b>Secretary</b>	Sheila Hoyer
<b>Board Members</b>	
	Mark Meissner
	Tom VanVlack
	Corey VanVlack
	Dave Bertsch
	Nikki Gast
	Chad Tipton
	Wendi Albers
	Tim Crawford
	Justin Thiry
	Dan Smith
	Jason Brandsted

repairs.

**Playground Committee:** Tom VanVlack, Chad Enger, Laurie Traub, Nikki Gast, and Erin Simonton are on the playground committee. They composed a list of improvements:

- New paving and parking area for 6-8 spots
- Add benches
- Replace curbing
- Fix roof and paint picnic shelter
- Remove the south set of swings and install new equipment
- Replace the fence and landscape underneath
- Rubber matting in play areas

The following improvements will occur in 2022:

- Timber removal - volunteers
- Curbing – custom curbing contractor
- Landscaping
- Paint the shelter – volunteers
- Roofing the shelter – Chad Enger will donate a new roof - BH Exteriors will install
- Purchase a new piece of equipment – not picked out yet
- Rubber matting under existing tower set – bids to be received

The following improvements will occur in 2023:

- Parking – RCS Construction in spring  
Ed asked if there were implications for the city if we add parking. He noted we need a retaining wall where the fence is now, as 23 feet is required for parking. Wendi asked if the new plan affects the existing sprinklers. Tom said no. They already capped off sprinklers in that area.
- Replace split-rail fence with round wooden crossbeams and fence posts that don't splinter.
- Complete installation of rubber flooring.
- Add new park benches around the play structure.

Tom noted we have a net income after expenses of \$120,000.

The 2022 expenses include the curbing (\$5,500), and the paint (\$500). The flooring is out to bid. New climbing/exercise equipment will run approximately \$35,000.

The 2023-2024 expenses will include paved parking (need price from RCS), fencing for \$1500, and park benches (cost to be determined) .

Tom suggested leaving \$15,000-20,000 in the Countryside account. He asked the Board to approve the expenditures for 2022. He noted the curbing will include a sandbox. The rubber matting will be a solid poured rubber floor (Rubberstone). The price is still to be determined. It has a 15 to 20-year life span. It is recommended that it be poured over a concrete base, or a base-course layer. Tom mentioned that he visited Deadwood Park which had poured their flooring over packed dirt and it looks good. Doug asked if we needed money for the sandbox. Tom replied no. Ed commented that he would like to see a big picture plan with all the pieces and projected approval times. Sara replied that we would not be able to provide an overall picture if we want to start this year. Ed noted that the Board is accountable to the HOA members for the huge expense. Sara noted that if we ask for HOA input, the members will pick it apart and no decision will be made. The Board can approve minor decisions. Sara noted the metal curbing is dangerous and has to come out. Corey noted that the committee is on the right track and that the Board needs to show initiative. The 2022 plan is minimal and sustains itself. As we get more quotes, we can figure the bigger plan. Dave noted that describing the project as piecemeal is not the right verbiage. It is a major construction project which we will do in a professional manner in the best way we can. Doug commented it would be a project killer if we wait to do anything until we have the entire plan.

Justin made a motion to approve \$5,500 for the curbing and the \$500 for painting. Nikki seconded the motion. All in favor. Motion passed.

Mary Dowse mentioned that she wants to see the park clean and safe and in good repair but she is concerned about spending most of our funds on something that many residents don't use. She suggested that money could be spent on other things such as road improvements which the city will not do. Doug replied that \$125,000 wouldn't even touch the cost of road improvements and the city would not approve it.

Sara suggested that we need to see what the cost of flooring will be and then make an educated decision at that time.

Tom said he will talk to the curbing guy and get a set date. The old timber needs to be removed prior to the new curbing. Doug replied that he has forks on his tractor to do the job.

Tom offered to paint the balance beam and add grips and end caps.

**Records Committee:** Nothing to report.

**Old Business:** Nothing discussed.

**New Business:**

**Clean-up Day:** Doug proposed the date be May 14, 2022. Mark made a motion to set May 14, 2022 as the Clean-up Day. Sara seconded. All in favor. Motion carried. Tom said he would bring a dump trailer. The start time was set for 8 AM. Wendi will print flyers and put them on mailboxes.

**Rummage Sale:** Sara suggested May 21, 2022. Wendi made a motion to set May 21, 2022 as the day for the Rummage Sale. Sara seconded. All in favor. Motion carried. Wendi will place an ad in the Rapid City Journal for Thursday, Friday, and Saturday. She will put a notice in the newsletter and on Facebook.

**Adjournment:** Ed made a motion to adjourn the meeting. Tom seconded. All in favor. Motion carried. The meeting adjourned at 8:08 pm.

The next meeting will be July 12, 2022 at 7:00 PM via Zoom.

Respectfully submitted by Sheila Hoyer