

## Countryside Homeowner's Association Meeting

January 10, 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, Pete Jensen, Mike Deal, Lisa Pustejovsky, Mark Meissner, Dona Deal, Jon Albers and Ed O'Leary. A quorum exists with eight members present. Board member not in attendance - Allan Mathis (excused).

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

**Treasurer's Report:** Lisa presented the December report for review. It was noted this report ends on December 31<sup>st</sup>, 2016 so it does not reflect the \$300,000 payment made to the City on January 4<sup>th</sup>, 2017 toward the debt. A motion to accept the Treasury Report was made by Pete; second by Mark. Motion passed.

**Water Committee:** There are two overdue water accounts. One Homeowner has been making monthly payments of \$100 toward the overdue account, leaving a current balance of \$99 yet to pay. The other Homeowner owes approximately \$500 and has a lien on their house.

**Common Area Committee:** Lisa was asked by a Homeowner if Countryside HOA ever pays for snow removal on the walking paths. Discussion was held and the answer is no. Typically random Homeowners will use a 4 wheeler to plow them.

Lisa reported that Allan Mathis stated he is willing to do the lawn mowing of the Countryside common areas during the summer of 2017 for the same price as he charged in 2016.

**Finance Committee:** Lisa closed the General Account 1 and the Money Market Account. Lisa will pay the annual taxes for the full year in April 2017.

HOA dues are all paid except for 3 Homeowners that paid half and will pay the second half in March 2017.

**Records Committee:** Pete announced that he has a box of the Countryside Covenants if any Homeowner is in need of a copy.

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

**Old Business:** A letter went out to all Countryside Homeowners to provide advance notice of receiving a bill from the City regarding the Assessment Role amount due.

The Board members offered up these ideas at the December meeting 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
- Consider a garbage can be placed in the park for the summer (added at January meeting)
- Consider poop bagging stations for dogs (added at January meeting)

The Board prioritized the top three projects from the list to be tackled first.

1. Repair door and lock on Records shed
2. Repaint Records shed, street signs and Countryside entrance sign
3. Put pavers and mulch around trees in the park

A Spring Clean-Up day was discussed again. There is a need to get more Homeowners to pitch in on this as well as the other projects listed above. Discussion was held around promoting investment in our community and bringing our neighborhood together. Jon will draft a letter to go out to Homeowners inviting all to a Spring Clean-Up (date to be determined), identifying the prioritized projects, and to bring appropriate tools. This Spring Clean-Up day could be paired with a Countryside picnic as an incentive to participate.

**New Business:** Homeowner Shauna Sheets has expressed interest in writing a recurring newsletter for Countryside. She is a Realtor and would like to target Countryside for sales. Shauna said she would be willing to trade her time to write and send a newsletter in exchange for placing a small advertisement of her Real Estate business in the newsletter. Shauna has already volunteered her time in the past by helping set up the Countryside website and Facebook page. She also created and produced a DVD on the Countryside Water. The Board is in favor of Shauna's proposal regarding the newsletter. There was discussion about how it would be handled if other Countryside Homeowners wanted to advertise in the newsletter. It was agreed that any Homeowner could take advantage of this opportunity. Jon made a motion to allow Shauna to develop the newsletter and to allow Homeowners to advertise in it. Lisa seconded the motion. Motion passed.

Discussion was held regarding the frequency of holding HOA Board meetings. It was decided that going forward meetings will be held quarterly in January, April, July and October. There will be one additional meeting held in September because it is the annual meeting.

Rich challenged the Board members to think about ideas to get the projects identified above off to a good start. These will have to be approached in a well-organized manner which could include identifying leaders and teams so that a lot can be accomplished. He asked that any ideas be brought to the next meeting on April 11<sup>th</sup>.

**Adjournment:** Lisa made the motion to adjourn; second by Mike.

Respectfully submitted by Dona Deal