

Countryside Homeowners Association Quarterly Meeting

October 11, 2022 7:00 P.M. ZOOM virtual meeting

Call To Order: President Doug Traub called the meeting to order at 7:05 PM

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

Previous Minutes/Agenda Modifications: No corrections were requested for the July 12, 2022 minutes. Ed made a motion to approve the minutes. A second was made by Corey. All in favor. Motion passed.

Treasurer’s Report: Sara reported that our total HOA dues deposit was \$27,040. Four homeowners have not submitted payment as of yet. Sara will send certified letters to the homeowners if dues are not received, and if they still do not pay them, then a lien will be put on the house(s) as per our by-laws. Sara noted we have only had to put a lien on a home once. The lien has to be paid before the house can be sold. Our expenses were \$14,035.16. Our balance is \$132,484.22. Sheila made a motion to approve the Treasurer’s Report. Tom seconded the motion. All were in favor. The motion passed.

Committee Reports:

Architectural Committee: Ed reported that two requests were approved:

1. 7345 Pinyon Jay – garden shed
2. 7283 Tanager – replace deck

Records Committee: Nothing to report.

Maintenance and Grounds: Mark reported the sprinklers were blown out for the winter. Three non-functioning sprinkler heads were replaced. There is one section not getting water by the basketball court. The box for that area can’t be located. Mark will try to find a couple heads in that area and trace back to the source sometime next spring. Ed inquired if there was a map of the sprinkler system. Mark replied there is not. Doug mows the area by the mailboxes now. Mark will add that area next year, plus the area around the record shed. The mowing for the season went well. Ed made a motion to approve the report, seconded by Corey. All were in favor. The motion passed.

Playground Committee: Ed mentioned that Tom removed all the old timbers from around the playground. Tom received thanks from all members of the board. Tom reported that he has topsoil to be laid around the new curbing and he needs a couple of volunteers this weekend to help. Doug volunteered the use of his tractor and wheelbarrow. Tom noted the fence work needed to be completed – it is broken by the Berch’s property. Mark explained the new fence’s rails would have rounded timbers with a smooth finish similar in height to the existing fence. Justin made a motion to obtain bids for fence installation, Mark seconded the motion. All were in favor. The motion passed.

Old Business: Encroachment on Common Ground. Doug reported that he met with the Malones. Mrs. Malone had a recent survey done of the easement into the drainage and the garden shed. Rapid Map was off by approximately 25 feet but the garden shed is located in the drainage easement. It was suggested that Jacksons also have a survey done since it appears that half of the landscaped area at Meadowlark and Tanager is part of the Countryside park. Doug suggested three options: 1) Jackson’s continue to maintain the area, 2) HOA scrape up all the landscaping and plant and maintain grass, and 3) transfer the property to the Jackson’s. This would require a survey, and lawyer. Ed noted this would also require 2/3 of all Countryside owners to agree. It was suggested we could grant an easement. Dave replied the HOA has no authority to enforce an easement.

Sean Jackson said their shed is located in an easement. They will remove the shed and fence this upcoming spring.

President	Doug Traub
Vice	Dave Simpson
Treasurer	Sara VanVlack
Secretary	Sheila Hoyer
Board Members	
	Doug Traub
	Dave Simpson
	Tom VanVlack
	Sara VanVlack
	Corey VanVlack
	Sheila Hoyer
	Dave Bertsch
	Nikki Gast
	Chad Tipton
	Mark Meissner
	Wendi Albers
	Ed O’Leary
	Justin Thiry
	Jason Brandsted
	Tim Crawford

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