

**Countryside Homeowner's Association Annual Meeting**

**September 12<sup>th</sup>, 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, Allan Mathis, Mike Deal, Lisa Pustejovsky, Dona Deal, Ed O'Leary, Pete Jensen and Jon Albers. A quorum exists with eight members present. Board member not in attendance – Mark Meissner (excused).

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

**Treasurer's Report:** This is Lisa's final meeting after serving 6 years as Treasurer on the HOA Board. Lisa was acknowledged and thanked for her years of service.

Lisa provided the August Treasurer's report which was reviewed by the Board. A motion to accept the Treasurer's report was made by Mike; second by Ed. Motion passed.

**Water Committee:** The sale of the two wells, including easement, to Red Rocks will happen eventually. The legal paperwork for the easement has been reviewed by the Countryside HOA attorney. He made some suggestions for revision.

**Common Area Committee:** Allan asked the question if Countryside HOA should spray the weeds in the common areas. It was decided that next year an effort should be made to spray the thistle.

Allan plans to cut down the 3 dead pine trees located by the walking bridge in the next week or two. Allan, Mike, Dona and Jon will help cut them up and haul them away.

**Finance Committee:** Lisa reported that she has received payments for the annual Countryside Homeowners Association dues from all homeowners except five. A second notice was sent to these five homeowners and there was no response. A third letter was sent out to these same five indicating the HOA dues are due in full by October 1<sup>st</sup>, 2017 or a lien would be put on each of their homes.

Lisa handed out the annual Independent Accountant's Compilation Report that was prepared by Ketel Thorstenson, LLP. A motion to accept the report by Ketel Thorstenson, LLP was made by Pete; second by Allan. Motion passed. Lisa will forward a PDF version of this document to Shauna Sheets so she can put it on the Countryside website.

**Records Committee:** Pete indicated that we still need to clean up the records on the property where the water tank was. Countryside needs to let the easement go in order for the owner to have his entire property back.

**Architectural Committee:** There have been no applications submitted.

Lisa recommended that the form letter reminding Homeowners to store their things like boats, campers, etc. away should be sent out. This is a letter that the former head of the Architectural Committee used to mail out annually as a friendly reminder. Ed will look through the Architectural records to find the

letter, revise it with the current year's date and work with Western Mailers to send it out. Shauna Sheets will also publish this reminder in the next Countryside newsletter.

**Old Business:** Nothing new to report.

**New Business:** The Board followed the procedures in the bi-laws for the annual election process. For FY18 the existing Board members are Mike Deal, Dona Deal, Ed O'Leary, Jon Albers, and Mark Meissner. Jon and Dona have served 1 year, Mike has served 2 years, and Ed and Mark have served 4 years. Pete, Allan, Rich and Lisa have served two full terms (6 years). Lisa Pustejovsky will be resigning from the Board at the end of tonight's meeting.

Lisa nominated Shauna Sheets and Connie Huss, Ed nominated Dan Smith, Mike nominated Wendy Albers and Shauna Sheets nominated Allan, Pete and Rich. A motion to accept the proposed nominations and cease nominations was made by Lisa; second by Allan. Motion passed.

The next quarterly HOA Board meeting will be Tuesday, October 10<sup>th</sup> 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 Lisa; second by Allan. Motion passed.

Respectfully submitted by Dona Deal