

President	Doug Traub
Vice	Dave Simpson
Treasurer	Frank Stehley
Secretary	Sheila Hoyer
Board Members	
	Doug Traub
	Dave Simpson
	Frank Stehley
	Tom VanVlack
	Tony Fischer
	Corey VanVlack
	Sheila Hoyer
	Chad Tipton
	Ed O'Leary
	Tim Crawford
	Laurie Traub
	Carol Birch
	Paige Wilson

Countryside Homeowners Association Quarterly Meeting Minutes

January 14, 2025 7:00pm ZOOM Meeting

Call To Order: President Doug Traub called the meeting to order at 7:03 pm.

Grounds Committee Report: Tom noted that he had to remove a padlock that was placed on the Pickleball Court. He reported that a contract for mowing has been signed by the Garden Guys. They are willing to honor the pricing they presented from their bid last year. Warne Chemical has a new contract to continue to treat our weeds. Tom noted that the bids for ditch clean-up were too high. He recommended that we address the problem during our spring clean-up day. He has a dump-trailer for the debris. ATVs with trailers could navigate the waterway and remove the large debris, which includes stumps, wood pallets, lumber, and a sky light. Homeowners could bring chainsaws. There is a dead tree to be removed. Tom offered to make a list of equipment needed for the next clean-up. He noted we need one more load of sand for the sand box.

Park Maintenance Report: Tom noted that the parking area adjacent to the playground needs to be improved with gravel or pavement. He met with the Red Rocks committee regarding the improvement of the walking path next to the Red Rocks pump house. It will require three gravel loads for the walking path plus one inch of base course. The \$1380 cost for the material and delivery by Simon would be divided and run approximately \$700 each. Red Rocks painted the Pump House so there is no need to plant vegetation around it now. They will install a security fence around it. They will also remove the nonfunctioning, ugly, barbed wire fence.

Roll Call: Attending board members: Doug Traub, Sheila Hoyer, Ed O'Leary, Frank Stehly, Dave Simpson, Tim Crawford, Tom VanVlack, Corey VanVlack, and Laurie Traub. Board members not in attendance: Tony Fischer, Paige Wilson, Connie Birch, and Chad Tipton.

Quorum: Quorum was confirmed after Sheila called the roll.

Minutes of October 2024 Meeting: There were no changes requested for the last meeting's minutes. Dave moved to approve the October 2024 minutes. Tim seconded the motion. All in favor. Motion passed.

Treasurer's Report: Frank reported the small account has a balance of \$2,279. The checking account has a balance of \$45,237, giving a total of both accounts of \$47,520. The total late dues not received to date is 12. Tom noted that the problem is with the same homeowners every year. Discussion was held regarding what options the Board has to collect the late fees. It was agreed by the Board that Frank would send out letters informing the homeowners that a lien will be placed on their property for non-payment. The letters will be addressed to "Homeowner of the Property", since some are absentee owners. Dave suggested the Board institute recurring late fees at a rate of 18% for next year. Doug recommended this should be addressed and voted on during the next Board meeting in April. Sheila made a motion to approve the Treasurer's Report. Laurie seconded. All in favor. Motion passed.

Standing Committee Reports:

1. **Records Committee:** No report.
2. **Architectural Committee:** Nothing new to report. The committee consists of Ed O'Leary, Dan Smith, and Marney Herman. Ed will ask Dave Bucknall if he would join the committee.
3. **Newsletter Update:** Paige was not in attendance. Doug will talk to her.

Old Business:

1. **Deer:** Doug noted that the City Game, Fish, and Parks division can be called at 605-394-2391 to report dead deer.

New Business:

1. **Weather Signs.** Tom requested permission from the Board to install approximately twelve permanent four-foot posts for the sidewalk signs at a cost of around \$200. Sheila made a motion to proceed with installing permanent posts for the sidewalk signs with a cost not to exceed \$300. Dave seconded the motion. All in favor. Motion passed. Tom will ask our insurance agent at Black Hills Insurance Agency regarding our insurance coverage if there is an incident where someone is hurt due to the non-maintained sidewalks. He will also check into City Codes regarding installing permanent signposts.

Election of Officers: We did not have a separate Annual Meeting. Last year's slate of officers were nominated to serve another year: Dave Simpson as Vice President, Frank Stehly as Treasurer, and Sheila Hoyer as Secretary. Doug Traub has not been successful in finding his replacement for President, so will serve until someone steps up to replace him. Ed made a motion to elect the same officers as last year. Tom seconded the motion. All in favor. Motion passed.

Board: There are two openings on the Board since fifteen is the total number allowed.

The Board will set dates for the rummage sale and park clean-up during the next meeting in April.

A motion to adjourn was made at 8:06 pm by Dave, seconded by Laurie. All were in favor. The motion passed.

The next Quarterly Board meeting is April 8, 2025 at 7:00 pm.

Respectfully submitted by Sheila Hoyer