

Stagecoach Crossings Homeowners Association
September 25, 2018, 7:00 PM
Gary and Linda Fellows House (12130 Laramie Trail)

Minutes

Present: Gary Fellows, Beth Paulson, Mike Foos, Dick Adamson, Linda Fellows, Keith Bily, Janet Bily, Monni Karim, Kris Paulson

Call to order: 7:00 PM

Approve Agenda: Agenda approved. It was agreed that agendas should be sent to association members prior to meetings.

President's Report:

1. On July 6, 2018 the Board agreed to loan the Limbo Road District \$3,800 to help cover expenses for the upgrading of the roads in Stagecoach Crossings. This loan is to be repaid when the tax revenue for the second half of the year is released in October.

2. Copper sulfate was applied to the pond in common area #1 to reduce the algal growth.

3. A fallen tree was removed – bill received.

4. Common area #1 mowing – bill received.

Treasurer's Report

The Treasurer's report is attached.

Secretary's Report:

The minutes of the previous meetings were emailed to all members attending that meeting. Copies of those minutes of the last meeting are located at: <http://stagecoachcrossings.org/min/180331min.pdf>

Old Business

The Internet service we have been using for the Homeowners business is being discontinued as of December 31. We will obtain web hosting from DreamHost for 3 years and obtain a domain name 'stagecoachcrossings.org'. During the next couple of months the association web site will be created and maintained along with the current site until the old site is phased out.

New Business

Conversation with Limbo Road District. Ways the homeowners association can help and cooperate with the road district was discussed and will be added to old business for the next meeting.

Maintenance of common area #1. We will seek someone to burn the slash piles on the area this winter. We will seek individuals from the association and/or seek others known to do good work to burn the piles.

Enhancement of common area #1. We will purchase triploid carp to help clean out some of the vegetation growing in the pond. As the pond is cleared of some of the unwanted vegetation we will look into adding game fish in addition.

Status of current construction projects within the development. During this year active construction occurred on 4 lots:

Lot 18 – construction of the house and garage was completed and the house is for sale.

Lot 26 – construction was begun and the house is enclosed, progress is moving forward

Lot 29 – construction of the house appears to be completed, however clean-up is required

Lot 39 – an approach has been completed and a well has been drilled

Lots sold during the past year include lot 18 and lot 22.

Animal Control – There was a good deal of discussion about the role of the Board in notifying owners of dogs that roam or bark excessively. The president stated that the current covenant is interpreted that dogs must be leashed when off their owners' property. The Board will create a procedure for dealing with animal control issues. Perhaps wording found in the Custer County Ordinance could provide guidance.

Trailers stored on lots – There was extensive discussion about maintenance of trailers, and other equipment stored on vacant lots. In earlier versions of the covenants it was explicit that no trailers could be maintained on B or C lots for more than 21 days per year regardless of the reason, but this is less clearly stated in the revised 2017 covenants.

Adjourn: 8:37 PM

Addendum to Minutes of September 25, 2018

At 10:30, Tuesday, October 2, 2018, the Stagecoach Crossings Homeowners Association Board of Directors reconvened to consider some issues that were thought to be unfinished from the meeting of September 25.

Present: Gary Fellows, Beth Paulson, Mike Foos

The some members of the board members did not feel that the animal control issue of requiring a leash had been clarified. Therefore, a discussion to determine how to best codify the animal control policy and to develop a procedure will be added to the agenda of the December 2018 meeting.

On December 1, 2017 the covenants of the homeowners' association were amended. Two of the covenants amended involved storage of trailers on empty lots. Those covenants Article I, ¶ 31 – Temporary Structures: which prior to its amendment clearly prohibited trailers from class B and C lots. Article I, ¶ 33 – Vehicles: was altered cover trailers on residential lots. Both of these covenant changes passed. However, the language change here created an unclear language when considering a trailer being stored on a vacant lot. We have contacted the real estate attorney we used to work on our bylaws and covenants last year to try to get a legal clarification of our situation. Action on this has been postponed until we hear from the attorney.

Mike Foos. Secretary

Stagecoach Crossings Treasurers Report

Checking Account								
	Beginning Balance 04/01/2018	Beginning Balance 05/01/2018	Beginning Balance 06/01/2018	Beginning Balance 07/01/2018	Beginning Balance 08/01/2018			
Deposits	\$11,055.36	\$11,593.36	\$11,593.36	\$11,093.36	\$11,093.36			
	\$600.00	Assoc. Dues 0.00	0.00	0.00	0.00	\$225.00		
Withdrawals			\$10.00	SD Secretary of State		\$3,800.00	Limbo Road District Loan	
Withdrawals	\$62.00	U.S. Post Office Box	0.00	\$490.00	State Farm Insurance	0.00	\$104.25	Tree Removal & Pond treatment
	Ending Balance 04/30/2018	Ending Balance 05/31/2018	Ending Balance 06/30/2018	Ending Balance 07/31/2018	Ending Balance 08/31/2018			
	\$11,593.36	\$11,593.36	\$11,093.36	\$11,093.36	\$7,414.11			
Savings Account	Beginning Balance 04/01/2018	Beginning Balance 05/01/2018	Beginning Balance 06/01/2018	Beginning Balance 07/01/2018	Beginning Balance 08/01/2018			
	\$6,433.87	\$6,434.08	\$6,434.29	\$6,434.50	\$6,434.71			
Dividend	0.21	0.21	0.21	0.21	0.21			
	Ending Balance 04/30/2018	Ending Balance 05/31/2018	Ending Balance 06/30/2018	Ending Balance 07/31/2018	Ending Balance 08/31/2018			
	\$6,434.08	\$6,434.29	\$6,434.50	\$6,434.71	\$6,434.92			
Total Balance for Checking/Savings	\$18,027.44	\$18,027.65	\$17,527.86	\$17,528.07	\$13,849.03			
Beth Paulson Treasurer 09/2018 Board Meeting								