

Stagecoach Crossings Homeowners Association
Board Meeting
September 9, 2019, 7:00 PM
Bendewald house: 12121 Laramie Trail

Minutes

Board members present: President Mike Foos, VP/Treasurer Beth Paulson, Secretary Lois Bendewald

Association members present as guests: Dick Adamson, Linda Fellows, Gary Fellows, Gaylen Bendewald, Keith Bily, Janet Bily, Monni Karim

Invited guest: Kevin Brunk, Limbo Road District

Call to order: by President Mike Foos at 7:00 PM

The assembly was reminded that this is a board meeting, so action will only involve the board; however, anyone is welcome to speak when called upon.

Approve Agenda:

- 1) horses and their habitat on lots that allow horses.
- 2) barking dogs and what effective action can be taken.
- 3) additional deck at the home of Sue Swartz.

President's Report:

- 1) The Association, through the Board, is pursuing legal action over covenant noncompliance. The matter will not be discussed at this meeting. Legal counsel has been retained.
- 2) Building plans for Lot 22 have been submitted and were approved.
- 3) A new loan to the Limbo Road District was approved in June for \$7,694.40 and a check written to John Ziolkowski.
- 4) John Ziolkowski is working on filling in the sunken areas of Common Area #1 near the pond.
- 5) The annual members picnic was held at the home of Susan Bowen and a good time was had by all who attended.
- 6) Lot 39 has been advertised for sale with erroneous information. The realtor has been contacted and will correct her ad.
- 7) Lot 3 was recently sold to Cleve Trimble dba Snake River Homesites LLC.

Treasurer's Report:

Compiled by Beth Paulson and attached

Discussion was held about past loans to Limbo Road District. Minutes from the May 7, 2019, meeting revealed the board was extending the deadline for the only existing loan to May 7, 2020, and a letter was sent to John to that effect. This loan in question dates back to July 6, 2018 for the amount of \$3800.

Secretary's Report:

Minutes of the March 26, 2019, board meeting were read by Lois Bendewald and are posted at stagecoachcrossings.org

Old Business:

Kevin Brunk, representing the Limbo Road District was invited to speak. He reported that Rosane will grade the roads up to Adamson's and also Bowen's. Work will also be done in front of Elk Haven Cabins including installing a larger culvert. A lively discussion was held on the LRD by-laws Article V Miscellaneous Provisions Of The Road District. Kevin said they intended for Rosane to do any repairs and Gary Woodford would be the judge of the condition before and after the construction traffic. One suggestion was that a flat fee of all members would be better than an assessment to the landowner of the construction when there is road damage. When finalized, it would be helpful to have this document attached to the HOA Construction Policy Application. The LRD Proposal of a \$25 fee to rental properties was not discussed at length; but another suggestion was for the LRD to pursue other, more equitable, means of generating more revenue and to look at the legality of these ideas. The HOA recommends the LRD have a special meeting to discuss means of revenue. We would like to see more and better communication between our two organizations.

Criteria for charitable contributions was tabled until the December meeting with the idea of having membership vote on it in March 2020. At this time we do not have enough extra money to give to the Fire Department; but sentiment was high that they should be our priority.

New Business:

- 1) Discussion was held on creating a policy for horses within the development. Currently 2 of the lots allowing horses are for sale.
- 2) Discussion was held on excessive barking by particular dogs. The County Ordinance is also being violated, so the sheriff may need to become involved. The board will take action on this current violation.
- 3) The deck for Sue Swartz was approved.
- 4) Discussion was held on adding fines into the steps of dealing with non-compliance of the covenants. Candi Thompson, legal counsel, stated fines can be hard to enforce. The December 5, 2018, minutes outlined a procedure for non-compliance with covenants: an oral notice to the owner followed by a letter if there is no improvement. A need for expanding the steps to include fines was expressed.
- 5) Discussion was held on sending a paper ballot for the next board officer election included with the 2020 dues letter.
- 6) The question about the way dues are assessed of owners of multiple lots was discussed. It was determined that dues assessments are stipulated in the covenants and cannot be changed.

Adjourned: 8:50 PM by President Mike Foos

Respectfully submitted,
Lois Bendewald, Secretary

Treasurers Report for September 2019

	<u>January 1, 2019</u>	<u>January 31, 2019</u>
Beginning / Ending Balance Basic Checking:	6,764.30	6,764.30
Beginning / Ending Balance HOA Savings	6,436.77	6,437.32
Combined Balances for HOA		<u>13,201.62</u>
	<u>February 1, 2019</u>	<u>February 28, 2019</u>
Beginning / Ending Balance Basic Checking:	6,764.30	6,764.30
Beginning / Ending Balance HOA Savings	6,437.32	6,437.82
Combined Balances for HOA		<u>13,202.12</u>
	<u>March 1, 2019</u>	<u>March 31, 2019</u>
Beginning / Ending Balance Basic Checking	6,764.30	8,864.30
HOA yearly dues	2,100.00	
Beginning / Ending Balance HOA Savings	6,437.82	6,438.37
Combined Balances for HOA		<u>15,302.67</u>
	<u>April 1, 2019</u>	<u>April 30, 2019</u>
Beginning / Ending Balance Basic Checking	8,864.30	9,494.23
Deposits for HOA Dues	800.00	
Expenses paid for P.O.Box	(64.00)	
Expenses for new mailbox (Do it Best)	(23.75)	
Expenses for mailbox (Ace)	(21.29)	
Office expense Mike Foos	(61.03)	
Beginning / Ending Balance HOA Savings	6,438.37	6,438.91
Combined Balances for HOA		<u>15,933.14</u>

Treasurers Report for September 2019 (Page 2)

	<u>May 1, 2019</u>	<u>May 31, 2019</u>
Beginning / Ending Balance Basic Checking	9,494.23	9,312.49
Expenses for Property Taxes	(181.74)	
Beginning / Ending Balance HOA Savings	6,438.91	9,439.46
<i>Combined Balances for HOA</i>		<i>18,751.95</i>
	<u>June 1, 2019</u>	<u>June 30, 2019</u>
Beginning / Ending Balance Basic Checking	9,312.49	4,742.69
Attorney's Fees	(383.40)	
HOA Insurance State Farm	(492.00)	
Limbo Road District	(7,694.40)	
Transfer of funds from savings to checking	4,000.00	
Beginning / Ending Balance HOA Savings	6,439.46	2,439.73
<i>Combined Balances for HOA</i>		<i>7,182.42</i>
	<u>July 1, 2019</u>	<u>July 31, 2019</u>
Beginning / Ending Balance Basic Checking	4,742.69	4,732.69
Expenses - Gary Fellows SD Annual Report Fee	(10.00)	
Beginning / Ending Balance HOA Savings	2,439.73	2,439.94
<i>Combined Balances for HOA</i>		<i>7,172.63</i>

Treasurers Report for September 2019 (Page 3)

	<u>August 1, 2019</u>	<u>August, 31, 2019</u>
Beginning / Ending Balance Basic Checking	4,732.69	2,379.69
Attorney's fees (Ryan Sutton - Litigation)	(2,500.00)	
Attorney's fees (Thomson Law)	(153.00)	
Beginning / Ending Balance HOA savings	(2,439.94)	2,440.15
HOA Dues	300.00	
Combined Balances		<u>4,819.84</u>

Outstanding check for new storage and office supplies for treasurer \$86.55

One deposit of \$100.00 from Thornburg lot