

Stagecoach Crossings Homeowners' Association

Board of Directors Meeting

September 13, 2021

Pine Room, Custer SD

Attendees: Mike Foos, Dick Adamson, Lois & Gaylen Bendewald, Janet & Keith Bily, Beth & Kris Paulson, Gary Fellows, John & Val Ziolkowski, Kevin Brunner

Meeting called to order at 7:00 pm by Lois Bendewald

Minutes

Dick Adamson read the minutes of the March 23, 2021.

Beth Paulson gave the board a written decent for the minutes concerning the reserve account saying it could only be used for capital improvements and not other expenses.

Dick Adamson read the Covenants Article II Section 3: Reserves to verify our decision.

The motion was made by Mike Foos to accept the minutes and seconded by Lois. The vote was unanimous to accept.

Treasurers Report

September 13, 2021				
Sanitation Account				
Date	Income	Expense	Interest	Balance
2/28/21				\$106.00
March	\$1,836.02	\$244.53	\$0.05	\$1,697.54
April	\$334.91	\$244.53	\$0.11	\$1,788.03
May	\$0.00	\$244.53	\$0.09	\$2,524.08
June	\$0.00	\$271.70	\$0.09	\$2,252.47
July	\$0.00	\$271.70	\$0.09	\$1,980.86
August	\$81.51	\$271.70	\$0.06	\$1,790.73
8/31/2021		Balance		\$1,790.73
Reserve Account				
Date	Item	Income	Expense	Balance

				e
2/28/21				\$2,44 3.69
Interest - Mar		\$0.21		\$2,44 3.90
3/23/21	Transfer	\$10,00 0.00		\$12,4 43.90
Interest - Apr Aug		\$3.50		\$12,4 47.40
8/31/21		Balan ce		\$12,4 47.40
Checking Account				
Date	Item	Income	Expens e	Balanc e
2/28/21				\$13,6 05.82
3/18/21	Dues	\$165.0 0		\$13,7 70.82
3/23/21	Transfer		\$10,00 0.00	\$3,77 0.82
3/26/21	Property tax		\$219.5 2	\$3,55 1.30
4/5/21	Stamps		\$110.0 0	\$3,44 1.30
4/23/21	SD Annual Report		\$10.00	\$3,43 1.30
4/23/21	Post for sign		\$17.03	\$3,41 4.27
4/24/21	Signs		\$51.87	\$3,36 2.40
5/10/21	Sign Permit		\$50.00	\$3,31 2.40
5/17/21	Insurance		\$570.0 0	\$2,74 2.40
5/24/21	Address labels		\$26.60	\$2,71 5.80
6/2/21	Bobcat - Erect sign		\$300.0 0	\$2,41 5.80
6/17/21	Sign materials		\$30.00	\$2,38 5.80
6/18/21	Gates - material		\$14.87	\$2,37 0.93
6/19/21	Gates		\$123.5 2	\$2,24 7.41
8/10/21	PO Box 10 Rent		\$64.00	\$2,18 3.41

8/13/21	Deposit		\$25.00	\$2,15 8.41
8/13/21	Rent 9-13-21		\$30.00	\$2,12 8.41
8/31/21		Balan ce		\$2,12 8.41

President's report

On May 28th we had a board meeting discussing the summer newsletter. A draft of the changed variance and waiver policy was put on the website. Mike created a budget everyone received with their newsletter.

On June 21st we held a joint board meeting with Limbo Rd District. Dennis Rosane joined us by phone and explained a couple of options: 1) fix 1600' of Little Italy Road for \$48,400 or 2) just put 3' rock on the problem spots, with gravel added after a couple of months, and that would help quite a bit for the following Spring. He referred us to Jason for the correct dollar amounts. The HOA said we need a plan and budget before granting any more funds to the LRD. Linda said she would work with Gaylen and Caralee (who did not attend) to write a letter to the members stating the condition of the road and would sent out a vote yet this summer as this will impact members' taxes again next year.

On June 22nd we had a board meeting discussing Mike's finding of the dues anomaly. We decided to bring it to the member's attention and will consult an attorney for clarification going forward. When the dues were lowered for the developed lots, they should have been lowered according to the covenants for the undeveloped lots as well. There was a 3 year moratorium on the \$300 dues in 2008 that has never been lifted. The members involved in this decision have been given Mike's research and we ask for any light they can shed on these actions.

The HOA, with Forest Service approval, purchased new gates for the 2 access points in the development. Thank you to John Ziolkowski and Dick Adamson for hanging them.

Thank you to Jim Fuhrmann and Rob Clarke for permitting us to erect our Stagecoach Crossings sign on the corner of their property. And also for the donation of a picnic table near the pond.

Thank you to Gary and Linda Fellows for the use of their picnic table these past several years.

Thank you to Kris Paulson and Gary Fellows for taking down the 2 dead trees near the pond.

Ben and Jana Haecherl submitted their house plans (Lot 1) on August 3rd. The board approved them.

No picnic was held again this year. Hopefully this will not be a trend and we can get back to it in 2022.

We continue to go over the covenants and bylaws to be sure they are relevant for our times.

Thank you to Curtis Fechner, Linda Fellows and John Ziolkowski for their input on specific covenants.

We welcome all suggestions.

Old Business

Policy on Variances and Waivers

Mike Foos brought forth a policy on variances and waivers and discussed what variances and waivers are and the differences between the two. These alterations are exceptions to the covenants and would be in writing to the Board. Neighbors that are affected would be consulted. The biggest difference between the two is the length of time the exception would be in effect. The policy was moved, seconded and passed unanimously by voice vote. A new application form will be created and available on the website.

Beth Paulson commented that she had observed current violations to the covenants that have not been brought to the Board previously.

The Board reported that it is reviewing the covenants and bylaws to determine whether revisions are appropriate and will meet with an attorney for review. The plan is to bring a report on revisions of the covenants to the December meeting for further discussion. A vote would be sent out to all lot owners for any changes deemed necessary. The Board would abide by the vote of the lot owners.

New Business

Mike Foos presented a report concerning the covenants and the dues that are charged. A series of errors were made in the past that make the current dues amount (\$165) out of compliance because of the methods used to change the dues from past boards. Mike has researched this and the next step is to present this to an attorney to get a legal opinion so the Homeowners are in compliance with the covenants.

Lois asked for a discussion on granting the LRD (Limbo Road District) money for gravel in our development. This was prompted by requests from both Beth Paulson and Linda Fellows who suggested that the homeowners within the homeowner's association should be providing this gravel.

Gary Fellows objected and said no money should be used from the Homeowners on the road, since that is responsibility of the LRD. The discussion was short since most members feel that the LRD does have responsibility for upkeep and maintenance of the road. No action taken.

Beth Paulson suggested that the meetings of the Homeowners be available on Zoom for people who cannot attend. The Board will discuss this proposal, especially for the members' meeting.

Dick made a motion to adjourn and Mike seconded it.

Meeting adjourned at 8:15 pm

Richard Adamson