

Stagecoach Crossings Homeowners Association Meeting

December 1.2021

Pine Room at Library

Attendees

Ziolkowskis, Bendewalds, Richard Adamson, Jankowskis, Bily's, Curtis Fechner, Fellows, Kris Paulson, Greg Peterson, Mike Foos

Meeting for vote on changing date of spring meeting from March to May.

Since a quorum was met, the votes were opened.

Yes-13

No-3

Janet Bily moved to accept results.

John Z seconded

Passed

Membership meeting Adjourned

Board meeting with membership attending.

Minutes of September 13th meeting were read by treasurer - Dick Adamson.

Motion to accept by Mike Foos. Seconded by Lois

Voice vote to accept by Board Members

Treasurer's Report - Mike Foos

Treasurer's Report - December 1, 2021				
<b>Sanitation Account</b>				
Date	Income	Expense	Interest	Balance
9/1/21				\$1,790.73
9/5/21		\$292.08		\$1,498.65
9/10/21		\$61.13		\$1,437.52
10/1/21			0.06	\$1,437.58
10/5/21		\$271.70		\$1,165.88
10/18/21	489.06			\$1,654.94
11/1/21			0.06	\$1,655.00
11/1/21		<b>Balance</b>		\$1,655.00
<b>Reserve Account</b>				
Date	Item	Income	Expense	Balance
9/1/21		<b>Balance</b>		\$12,447.92
10/1/21	Dividend	\$0.51		\$12,448.43
11/1/21	Dividend	\$0.52		\$12,448.95
11/1/21		<b>Balance</b>		\$12,448.95
<b>Checking Account</b>				
Date	Item	Income	Expense	Balance
9/1/21		<b>Balance</b>		\$2,153.41
9/19/21	Transfer	\$61.13		\$2,214.54
9/10/21	Refund-Sanitation		\$54.34	\$2,160.20
9/10/21	Refund-Sanitation		\$6.79	\$2,153.41
9/14/21	Mowing Common Area		\$400.00	\$1,753.41
9/30/21	URL & Web (1 + 3 yrs)		\$231.63	\$1,521.78
11/1/21		<b>Balance</b>		\$1,521.78

Comment made by Mike about paying for the website for the next year.

Motion to accept and second made and passed on voice vote.

Dick Adamson asked Curtis Fechner if he knew of options for Nonprofits and websites. Curtis said he would look into it.

#### President's Report – Lois Bendewald

The second week of October brought the first snowfall to our area. It consisted of heavy, wet snow measured between 8-14 inches depending upon where you lived. We lost an aspen tree in Common Area #1 that fell toward the road, partially blocking it. We had several chain-saw wielding members call to volunteer their services. The actual task was taken up by Gaylen Bendewald and John Ziolkowski and we thank them for their labor.

We have experienced several episodes of high winds with nasty gusts that have left more downed trees on any number of lots. Most specifically, Common Area #2 has several downed trees. Because they do not pose a hazard and are on steep terrain, we have not had them removed. Comments on this can be directed to the Board via phone or email.

On October 22nd the Board approved house plans submitted by Dave & Mary Zimmer for Lot 11. No construction start date has been set.

Recently we received a complaint stating instances of dogs being off leash and running onto adjacent roads and lots. The homeowner and family felt threatened and had to go indoors until the dogs were brought under control. On another occasion, these same dogs were left alone and barked incessantly so that any outdoor enjoyment was spoiled. We have reminded membership previously, and are doing so again, to keep your dogs leashed and happy to comply with the Custer County Ordinances.

In September we alerted you to the fact that our change in Dues amounts was never voted on by the members. We met with Chris Christianson at Gunderson, Palmer, Nelson and Ashmore Law Firm on November 4th to go over the covenants. His analysis won't be done before the end of the year. Because of this constricted time frame with dues coming up in January, he advised us to continue as we have been in the past.

Again, if you have concerns about the covenants, this is a good time to get them expressed to a Board member.

Thank you to Mike Foos for researching and finding an email address for the current and future Boards of Directors to use. It can be found in the letterhead the recent mailings were sent on or on our website. This can be used by any Association member to contact the current Board.

Based on Beth Paulson's suggestion, I appointed a committee to review what a covenant for greenhouses might look like. I chose members who have never served on the Board, were interested in horticulture, and could be a team player. They have just given the Board their recommendation. Because it is a possible addition to the Covenants, it would go to counsel for review and then be voted on by the members for adoption. Your input is appreciated.

And again I thank those committee members for their time and talents: Gaylen Bendewald, Charita Brunner, Jeff Jankowski, Jim Fuhrmann, and Val Ziolkowski. Discussion on Greenhouse committee recommended policy

#### Discussion of Greenhouse Committee Recommendation

Comments were made about whether the structures were temporary or permanent and different construction methods. The greenhouse plans have to be submitted for materials and construction along with location on lot, so most of the issues about the construction will be evaluated by the current board at time of application (and any experts they decide to enlist).

The greenhouses structures have to be maintained so any damages by weather would have to be repaired no matter how they are constructed. With the changes in technology, it is difficult to list all the materials and structure available now and in the future, so the approval of the designs will be the responsibility of the current board.

Dick Adamson discussed the fire danger expressed in the National Greenhouse Manufacturers Association since fire is one of the biggest potential hazards with greenhouses.

One of the discussion points sent to the board members was the wish of a potential greenhouse applicant wanting an exception of the section about storage inside a greenhouse- in this case a gasoline powered lawn tool.

The Greenhouse Committee will do a final review before the guidelines are submitted to be added to the covenants.

Old Business-none

New Business

The board presented that the new dues would be 10% more than the \$165 in 2021.

This is to help build up the Reserve Account in case of unseen expenses, Litigation, and roads.

The increase was discussed by some members who feel that there is no need for the HOA to have a reserve account.

Motion made, seconded, and passed by Board

Kris Paulson submitted a 3 page document with changes to the covenants the Paulsons would like to see made. The board will review the document and pass on any of the proposed changes to the attorney for his review.

Motion made, seconded and passed by Board to end the meeting at 7:27 pm

Richard Adamson

Secretary