

Stagecoach Crossings HOA Meeting
Meeting Minutes
Custer Pine Room Annex
6 /21/22

Present in person:

Dick Adamson
Lois & Gaylen Bendewald
Keith & Janet Bily
Susan Bowen
Rob Clark
Mike Foos
Jim Fuhrman
Penny and Jeff Jankowski
Beth Paulson
Greg & Annette Peterson
Val and John Ziolkowski

Present by Google Meet/

Linda Fellows
Brian Hawley
Mary Myrhe
Donita Potter
Jon Roessler
David Zimmer
(Also by Google meet—Mike Foos, Lois Bendewald)

Quorum established.

Meeting called to order by President Dick Adamson 6:30p.

This is a Stagecoach Crossing members meeting to discuss members serving on a Covenants. It is the only topic for discussion.

*Dick read opening statement. **Inserted below. Please note:** With technical issues from Google Meet interrupting the reading after a few paragraphs, the opening statement was reread again from the beginning so that all present could hear. It is:*

Good evening.

Thank you for coming to the meeting.

Tonight we are having a members meeting chaired by the Board of Directors.

This meeting is to discuss the list of members who are interested in serving on a special committee to

review the covenants.

According to Roberts Rules of Order all points of views need to be represented.

List

Joe Wacker-

Ben Haecherl-

Donita Potter

Mary Myhre-

Monni Karim-

Janet Bily-

John Ziolkowski-

Susan Bowen -

Greg Peterson-

The topic of the meeting is to discuss candidates. This will be the only topic that we will be discussing tonight.

*The most common comment I have heard is that "I have never lived where covenants exist."
This is probably the case for almost everyone.*

The reason Custer County is different is that there is no zoning in Custer County. If you live in a residential neighborhood in a city, you are zoned for what the neighborhood will be. If you live in an area zoned for houses, you know you will not get a trailer court built next to you.

This is not case in Custer County. Without zoning, you can build anything, anywhere in the county.

If you drive in around Custer County, you will see many examples that you might not want as a neighbor. A good example is the short-term rental area for campers being built at the entrance of Stagecoach Crossings.

The developer created bylaws and covenants in 2003 when the development was created since it was the only way you can do a residential development in Custer County because of the lack of zoning. They specified that this was a development for single family residents only and no businesses were allowed that brought in any extra traffic. We all had to agree to this when we bought our lots.

Lots of things have changed since 2003. There was a committee several years ago that reviewed the covenants and made many changes that put flexibility and options in for the covenants. The reason was to let members request from the board variations of the covenants and increase the flexibility of the covenants.

The common comment I hear is that there are "too many covenants." What I don't hear is, which ones need to be removed and which ones should be the same. Some just need to be modified.

Tonight we will get a list of members who have volunteered with the motion in the last meeting where Donita Potter said she would get the names and send them to the Board.

All members should be represented fairly.

Currently, here is the breakdown of the 34 lots and 32 landowners. There are also 2 common areas, but they are deeded until 2047 that they cannot be developed.

There are:

14 houses with full time residents

2 houses being constructed by a NR

3 non residents who have a house here

15 empty lots (Multiple lots owned by 2 owners)

The bylaws state that the Board may appoint a committee based on special needs identified by the Board or members. There is no other bylaw that states the committee can be selected any other way.

What we have to do tonight is open the discussion about the list Donita has and also the list of people who have contacted the Board.

The Board will meet later to pick a committee.

The committee will pick their chairperson and get to work to be done by November 1, 2022. The goal is have the vote on the changes to the membership by the May (2023) meeting. There will be a meeting for the membership to review the committee's work and discuss them before the meeting.

I encourage everyone to give input to the committee. They will need more information than, "There are too many covenants." They will need specific concerns.

Since Custer County will allow anything to be built in a neighborhood, it is important to think of what you want next to you when you build or what your neighbor decides to add to their property.

We have until 7:15 with Google Meet so I am asking that you limit your comments to 2 minutes.

Thank you.

I would like to open the discussion for members to discuss the potential committee members.

President Adamson stated that Roberts Rules would be followed for establishing the Covenants Committee proportionately and in considering the names of the volunteers for the Committee put forth by Donita Potter.

They are:

Joe Wacker

Ben Haecherl

Moni Karim

Mary Myrhe

Donita Potter

Alternate: Janet Bily

Additional volunteers to serve submitted by HOA Board:

Susan Bowen

Greg Peterson

John Ziolkowski

Additional volunteer from floor during meeting:

Linda Fellows

Public comments are now invited in this meeting, limited to 2 minutes. Candidates invited to speak. All members were thanked for their input at end of comments.

Comments from attendees are:

Donita Potter: Invited for comments; preferred to speak later.

Brian Hawley – 9 candidates, recommends instead of paring down number, go with 8 candidates and form committee.

Mary Myrhe – Has been part of boards, by-laws, covenants, familiar with process. Extensive experience in real estate—comes to table with a lot of experience. Goal is to make all homeowners/landowners be represented—to ask everyone what they want, like, don't like; to be represented.

Jon Roessler—Said confused about names submitted and disappointment with process. Keith clarified names submitted by Donita and also that Board reached out to others.

David Zimmer—Thanks for holding meeting; agrees with Jon about frustration. Based on phone conversations, emails, feels efforts were made to hide information and to make process secret. Concerned about other names. Hopes board appreciates others want to be part of the process.

Linda Fellows: Would also like to be put in list of candidates to run. She has served HOA since 2009 when as temporary secretary to 2011; also developed website in 2010 through 2018; served 2011 to 2014; got grants for tree thinning and also served last year's term 2016-2017. Worked with the bylaws SDCDL and getting compliance. Also served LRD. Feels she made effort to meet new people, inform.

Comments were then invited from the floor:

Jeff Jankowski asked question if committee could be made up of everyone who volunteered.

Dick said goal is to get a workable committee.

Jeff suggested that only 1 vrbo owner be represented.

Dick clarified that all should be represented fairly according to Roberts Rules of Order.

Donita Potter – Owner of lot 7; worked 10 years law firm; works with many by-laws, articles of incorporation; 23 years financial controller. Wants to stress that she wants to hear everyone's ideas; everyone has right to be heard.

Keith Bily statement: Said if he serves on Covenants Committee no one will be strong-armed; any attempts by anyone to do so will be called out. All homeowners/lot owners will be represented. Emphasized anything that comes out of the Committee will go straight to membership to vote on.

Donita added her goal is to make their lot as nice as can be.

Greg Peterson—not yet completely full-time resident; likes where he is, bought to live and enjoy.

John Ziolkowski—loves location, people, wants to work toward we can all live together and get back to having a peaceful life.

Susan Bowen—2nd person to locate/reside in development. Goal is to have total transparency; concerned about losing a lot of openness with each other.

Annette Peterson, Greg's wife--When first moved, read covenants, seemed good, never had before but sees some good in having them. Feels some need fine tuning by having a committee. Committee and covenants work for betterment of all of us and she longs for this. Wants to have a neighborhood.

Gaylen Bendewald--concerned about notion that others feel there has been secrecy on part of Board other issue. Established recognition that folks in neighborhood here supporting board and that board operates with/through by-laws. Also said it is good that everyone participating through Zoom/Google Meet have a voice. Said if people don't like board, vote them out. Good that meetings have brought people out and together; invited people to call him if they are confused about any issues or would like more information.

Janet Bily—(alternate). Indicated if spouse Keith Bily (HOA Board members) serves on Committee, she would not. Encouraged input. Suggested one approach that Committee input-gathering could be divided where each committee member could work with randomly assigned number of lot-owners such that all lot owners are represented, have input. Recommended Committee members also seek input from each other. Gather that and come together. Trust and good communication have been established at previous meeting. Everyone is a valuable resource. Committee work will yield a good product that ensures Stagecoach Crossings will continue to be the great neighborhood that it is. Encouraged everyone to trust in each other, place trust in their board who represents everyone, and trust in the process of the Covenants Committee work. Neighborhoods are people and we are all glad we/you are a part of this one.

With no other statements and with Google about to disconnect, Dick said Board will communicate as soon they can.

Final comment Brian suggests all candidates presented in meeting be included as nominees.

Meeting adjourned 7:15p

Respectively submitted,

Janet Wetovick-Bily, 6/22/22