

## Stagecoach Crossings HOA Board Meeting – December 11, 2023

Officers Present – Keith Bily, Susan Bowen & Linda Fellows,

Members Present = Janet Bily

Present via Zoom – Brian Hawley, Gary Fellows, Dick Adamson, Val and John Ziolkowski, Tim and Amy Rietveld, Mike & Jen Purdy, Lois & Gaylen Bendewald, Greg VanderVorst, Greg Peterson, Joe Kolb, Monni Karim.

Meeting was called to order @ 6:35pm by President Keith Bily.

Linda Fellows read the minutes of the September 2023 Board Meeting. Motion made by Keith Bily to approve, 2nded and approved.

Keith Bily gave the President's report. A ruling was made November 30, 2023 in the pending lawsuit. Brian Hawley was victim to a scam where his lot was put up for sale without his knowledge.

Susan Bowen read Treasurers report. Keith moved to approve, seconded and approved. See attached.

Old Business: Covenant Committee proposed changes on hold until legal proceeding completed.

New Business:

1) A short preliminary meeting of the Board was held Friday, December 8, 2023. Dues will return to \$150 annually. HOA due statements will be mailed in late February 2024 and due April 1, 2024. The process to sell the parks may be started this year. The following budget was presented by Keith Bily.

Parks Tax	\$400
Parks Maintenance	\$500
Directors Insurance	\$750
PO Box	\$100
Office supplies	<u>\$250</u>
TOTAL	\$2,000

2) Brian Hawley discussed the scam where his property was listed for sale by a Spearfish Realtor by someone who claimed to be him. Neighbors notified Brian about for-sale signs on his property. He contacted the realtor who removed the listing. He also contacted the Custer County Sheriff who stated this was the 2<sup>nd</sup> case in Custer County. Greg VanderVorst suggested everyone have title insurance.

2) Legal Proceeding –

A partial summary judgment was issued on 11/30/2023 which released ten properties from the covenants and HOA. A copy was emailed to current HOA members. Keith Bily had a meeting with the HOA attorney and was advised that the attorney was filing a motion asking the judge to reconsider the ruling this week. Keith contacted the State Farm Claims adjuster who stated they are paying for the current legal bills and will provide advance notice of any change.

Greg VanderVorst asked what the current status is of the ten people dismissed from the HOA. Keith stated they are still part of HOA until the legal process is complete. Linda Fellows stated they were released and not subject to covenants. Joe Kolb had questions concerning on how to go forward with

ten properties being released and another 11 with similar record filing who may be released. Greg VanderVorst agreed to have some experts he knew look into the situation.

Keith stated that if State Farm would pay, we would appeal. Mike Purdy asked if the board was in agreement concerning an appeal. Brian Hawley had questions on whether an appeal would even be granted. Linda Fellows stated that the HOA board members did not make any decision concerning appealing—Susan Bowen agreed. Linda stated it was discussed by the board to let the members decide what the process forward should be at a special members meeting. Mike Purdy voiced concerns for further lawsuits if this was not resolved involving all members.

Members voiced agreement to have a special members meeting for further discussion after the current motion for reconsideration was resolved. Greg VanderVorst agreed to report his findings by experts to the board.

The meeting was adjourned by Keith Bily at 7:09pm

Respectively submitted by Linda Fellows, Secretary.

### **Stagecoach Crossings HOA Treasurer's Report - December 11, 2023**

#### Sanitation Savings

Beginning Balance 9/1/2023	\$2064.86
Withdrawals	\$1398.87
Dividends	\$0.27
Ending Balance 11/30/2023	\$666.26

#### Reserve Savings

Beginning Balance 9/1/2023	\$7545.48
Dividends	\$1.91
Ending Balance 11/30/2023	\$7547.39

#### Checking

Beginning Balance 9/1/23	\$2738.38
09/07/2023 # 1387 Mike Foos (Web Site)	\$17.99
Ending Balance 11/30/2023	\$2720.39