

Stagecoach Crossings HOA Annual Members Meeting – June 11, 2024

Present via Zoom: Jim Fuhrmann, Robert Clark, Keith Bily, Mike Foos, Becky & Chuck Howe, Mike & Jen Purdy, Greg Vander Vorst, Joe Kolb and Donita Potter.

Present in Person: Linda Fellows, Gary Fellows & Todd LaVelle.

Treasurers report (attached) was presented by Greg Vander Vorst for Steve Wilkins.. Motion to approve made by Linda and seconded.

The minutes from 2023 Annual Members Meeting were read by Linda. No changes. Todd moved to approve the minutes as read and was seconded.

Presidents report presented by Linda Fellows. No annual assessment this year. Legal expenses exceeding our current funds will be paid from proceeds from sale of common areas with attorney's approval. Final documents removing 10 members from the HOA have been filed and documents to settle the pending litigation are completed and signed by judge awaiting release of covenants from the remaining 24 properties and 2 common areas. Our attorney is working on this. No money from proceeds of common areas can be granted to the Limbo Road District as it is not a nonprofit which is required in our Bylaws. Our attorney is working on how the remainder of the money can be used after expenses are paid.

The committee of Joe Kolb & Mike Purdy with Greg Vander Vorst as HOA board liaison will conduct the open discussion session of the meeting concerning sale of the common areas. These can be sold publicly or they can be sold to adjoining HOA members with the condition that they incorporate them into their own parcel. Park 2 with the rock wall between the four properties cannot be divided without replatting into the members individual lots per the Custer City Planner. This decision should be made by the members per our attorney.

Discussion session:

Joe Kolb gave a brief introduction concerning the member survey be done after more information is obtained. Mike Purdy gave a brief overview. Donita discussed Park 2 and its effects on surrounding property owners. Other property owners brought up similar concerns.

New Business: Jim Fuhrmann asked that the Stagecoach Crossings sign be removed from his property. Discussion concerning the removal of the sign. This was tabled until documents could be reviewed. Members requested meetings until process is completed. A September meeting will be held.

Motion to adjourn meeting made by Keith Bily and seconded. Meeting adjourned.

Respectfully submitted,

Linda Ferllows

Stagecoach Crossings HOA Treasurer's Report – June 11, 2024

Regular Savings has a balance of \$5 required by Sentinel Federal Credit Union for account to remain open. Stagecoach Crossings account with Keiffer Sanitations was closed effective May 31, 2024. Five residents were notified of this action and given refunds of \$32.60 each.

Second savings account has been closed.

Expenses:

|                      |            |
|----------------------|------------|
| Custer County Taxes  | \$334.30   |
| State Farm Insurance | \$313.98   |
| Legal Expenses       | \$4,205.52 |
| Checking Balance     | \$5,450.00 |