

Stagecoach Crossings HOA board meeting – October 21, 2024

The meeting was called to order by President Linda Fellows at 6:30 pm

Roll call was taken.

Present: Linda Fellows, President; Steve Wilkins, Treasurer

Members Present:

Janet Bily, Mike Foos, Becky Howe, Lois and Gaylen Bendewald, John Ziolkowski, Greg Peterson, Gary Fellows and Dick Adamson

On Zoom: Greg Vander Vorst, VP; Donita Potter, Keith Bily, Brian Hawley, Monni Karim, Todd LaVelle, Mike and Jen Purdy, Joe Kolb, and Val Ziolkowski.

Treasurer's report was presented by Steve Wilkins.(Attached)

Multiple questions were asked by the members concerning financial status of the HOA and outstanding invoices. Questions concerning closing PO Box and website. Members requested website be reinstated. Linda moved to reinstate website with Mike Foos as sole administrator, Steve seconded. Passed unanimously.

President's Report:

Linda Fellows gave the President's report. Reviewed progress toward removing covenants. No document filed at this time. Attorney requested title search on all 26 properties for \$5,538 and the appraisals on the parks. He had also provided unknown questions to a CPA who provided an unsigned document. No progress on or discussion with board of plan of distribution of assets per SDCL 47-26. Settlement agreement dated 11/24/2008 SMC 08-148 relative to Lot 36 has been dismissed effective 7/27/2024.

Our attorney, Drew Skjoldal has resigned effective 10/21/2024. His final billing is included with outstanding invoices on Treasurer's report.

Group Discussion:

Members wanted more information concerning resignation of attorney. Greg Vander Vorst and Linda Fellows provided attorney's concerns with Linda's conflict of interest in Park 2 and disagreements with the attorney. Members were concerned about the need for covenants being removed and a plan of distribution of assets prior to park sales.

Questions from members concerning attorneys expenses and lack of transparency in billing hours.

Linda stated she had no disclosures from attorney for 2 months that she recused herself for Park 2 matters only and Steve Wilkins confirmed he had not been included during that time either.

Discussion that parks were always to be parks and reason for them to remain undeveloped.

Donita stated that some members seem more focused on getting more money just to give it away as bylaws and SDCL require. Greg stated attorney agreed money from that parks could be used on the road. Linda disagreed as bylaws and SDCL 47-26 state assets after liabilities are paid must be given to another nonprofit.

Dick Adamson stated sales of parks should wait until previous steps are done first. Brian agreed with getting first steps done.

Mike Foos brought up questions from members from April concerning dissolving the nonprofit corporation and wondered why the board had not acted on this. Greg stated attorney didn't get that far.

Questions about HOA officers liability insurance status. The policy is paid through June 2025. It was discussed with our State Farm agent that the board will follow our bylaws and SD law.

Gaylen questioned reinstating attorney. Discussion followed about obtaining a new attorney and the expense. Brian questioned problems with our last attorney.

Mike Foos requested we focus on removing covenants. Donita discussed document drafted and presented to attorney for review that was not used. Document was reviewed by Rapid City title company and approved. This was before Southern Hills Title company did the title searches. It would be recorded with Custer County Register of Deeds after review by attorney. Settlement of lawsuit will be released after covenants are removed.

Gaylen suggested we consider Jacob Dawson from Madison, SD to assist with vacating covenants. Linda made a motion to vacate covenants with Jacob Dawson. It was seconded and Greg agreed as long as an attorney was involved. Motion passed.

Board agreed to come up with plan of action following removal of covenants and schedule members meeting in next month.

Meeting adjourned at 8:25pm

Respectively submitted,

Linda Fellows

Stagecoach Crossings HOA Treasurer's Report – October 21, 2024

Regular Savings has a balance of \$5 to remain open.

Expenses paid:	Annual certification fee for HOA incorporation	\$ 20.00
	Legal Expenses	\$2,771.82
	State Farm Insurance	\$ 314.02
	Rushmore Appraisal (Park 1 and Park 2)	\$1,274.40
	Wyatt Appraisal (Park 2)	\$ 850.00

Checking Balance \$ 184.24

Outstanding invoices as of this date:

Gary Fellows (weed spraying parks)	\$ 450.00
Southern Hills Title Company (26 title searches requested by attorney)	\$5,538.00
Wyatt Appraisal (Park 1)	\$ 850.00
Nies Karras & Skjoldal, PC	\$6,372.00

Note: All taxes are paid through April 30, 2025 and insurance is paid through June 2025.
PO Box and website were not renewed when they expired in August and September respectively.

A final billing was received 10/21/2024 from Nies Karras & Skjoldal, PC as our attorney Drew Skjoldal has resigned.