

The Elkhorn Bugler

HOA Newsletter Oct / Nov 2023



HOA Board Highlights

The Annual Meeting of the Elkhorn Ridge Golf Estates HOA concluded on October 17 where there were 49 members in attendance representing 31 lots/votes; JR Hamblin was present and voted on behalf of the Declarant (150 privileged votes). The approved budget may be found on page 3 of this newsletter. The Annual Meeting minutes will be posted on the HOA website following the December Board Meeting and will be subject to membership approval at the 2024 Annual meeting. Olivia Gooch was elected to a three year term.

The week prior to the Annual Meeting, the development ownership provided to the HOA an opportunity to purchase $\frac{3}{4}$ acres in addition to gifting $\frac{3}{4}$ acres for common green space in the vicinity of the mailbox cluster and St. Onge Road. Annual meeting action directed the Board of Directors to conduct a vote of non-privileged members whereby if seventy (70) or more lot owners agree to purchasing the additional land for \$15,375.00, the HOA Board would proceed to work with Frawley Ranches and the City of Spearfish. As currently the land is zoned agriculture, any rezoning will require City action and ample opportunity for community and public input. The whole area is now staked and more detailed sketch will be posted as it becomes available. On Nov 8, the Board met to discuss the logistics of the vote and commenced putting together a timeline and additional relevant information pertaining to projected costs. The Board voted to incorporate this information, along with a ballot for voting, with the annual invoices for HOA dues which will be mailed in late December and/or early January. The other significant Board action was the election of board offices (HOA Board on right). The survey results are being compiled and will be discussed at the next Board meeting and shared with the community.

meet your
Neighbor

Tom Hetherington moved to Elkhorn Ridge from Seal Beach, CA. Seal Beach is a quiet town in southern CA and part of the Seal Beach Naval Weapons Station, located 12 miles north of the surfing capital Huntington Beach. Before his retirement, Tom was a lineman/manager for the Southern CA Edison Electric Company. He enjoys golf and historical sightseeing. Tom attends the Cowboy Church in WY and has three daughters and five grandchildren.

Next Board Meeting:

tentatively
12/13/23

HOA Board

President:
Jenni Sneesby

Vice President:
Chris Roness

Secretary:
Olivia Gooch

Treasurer:
Stan Smith

Contact Us

Email:
hoahr@gmail.com

Webpage:
elkhornridgehoa.com

Facebook Page:
Elkhorn Ridge Golf
Course Estates
Neighborhood



Upcoming Northern Hills Events!



Zonta invites you to the Spearfish Park Pavilion to enjoy this year's festivities of The 32nd Annual Festival of Trees, a Candyland Christmas Nov. 29th - Dec. 2nd.



Publication. Note that the HOA newsletter is now both uploaded to the HOA web page and posted in the lower Brooks Loop message board. You can also be added to the group email by sending an email to the HOA address with NEWSLETTER in the subject line.



Thank you for being part of our community



Peaceful Pines™
SENIOR LIVING | SPEARFISH

Providing Exceptional Care and Service with **Compassion**

Opening Spring 2024

Join Our Team

Build Your Career, Find a Community

We strive to create a family of employees who feel valued and supported in an environment that inspires excellence and fulfillment.

Hiring Soon

- | | |
|--------------------------------------|----------------------------|
| Administrator | Maintenance Staff |
| Assistant Administrator | Care Staff |
| Director of Nursing | Kitchen Staff |
| Assistant Director of Nursing | Activities Director |

Contact us today to learn more about these opportunities



PEACEFULPINES.NET
605.736.1947



| 2024 Budget Approved 10/17/23 | | | | |
|--|---|--|-----------------|------------------|
| INCOME | | | | |
| | Fees (120 Lots x \$100) | | 12,000.00 | |
| | Miscellaneous Income | | 1000 | |
| TOTAL INCOME | | | | 13,000.00 |
| EXPENSE | | | | |
| OPERATING BUDGET | | | | |
| Operational Expenditures | | | | |
| | Website, maintenance and administration | | 160.00 | |
| | US Postal; stamps and post box | | 400.00 | |
| | SD Secretary of State - LLC renewal | | 20.00 | |
| | UPS Printing, Copies | | 140.00 | |
| | Attorney fees (consultation and documents) | | 1,500.00 | |
| | Accountant for Tax filing | | 320.00 | |
| | Lawrence County (recording & copies) | | 60.00 | |
| | Office Supplies(Envelopes, paper, ink) | | 160.00 | |
| | Insurance (liability, bonding of two BOD, and property) | | 1,000.00 | |
| | Annual Meeting Location payment | | 225.00 | |
| | Bank fees | | 10.00 | |
| | Snow Removal around Mailboxes | | 250.00 | |
| | Weed and General Maintenance | | 650.00 | |
| Total Operational Expenditures | | | 4,895.00 | |
| Funds to Reserves | | | 8,105.00 | |
| | | | | 13,000.00 |
| RESERVE BUDGET | | | | |
| In Reserve | | | | |
| | Balance 1/1/23 | | 12,247.04 | |
| | Reserve Contribution FY 23 | | 7,550.00 | |
| | Reserve Contribution FY 24 | | 8,105.00 | |
| | | | | 27,902.04 |
| Capital Expenditure | | | | |
| | Information Post by Mailbox (2nd) | | 500.00 | |
| | St. Onge Rd / Duke Prky Island | | 1,000.00 | |
| | Park Plantings | | 2,500.00 | |
| | Initial Park Design | | 1,500.00 | |
| | Land Aquisition (TBD via vote) | | 0.00 | |
| Total Capital Expenditures | | | | 5,500.00 |
| TOTAL RESERVES Anticipated 12/31/24 | | | | 22,402.04 |

Thank you for being part of our community