

## 2023 Annual Meeting Notes and Proposed Minutes for Elkhorn Ridge Golf Estates Home Owners Association

Meeting: October 17, 2023 at 5:30 PM

Location: Holiday Inn, Spearfish

Current Board Of Directors: S. Smith, C. Roness, O. Gooch (by Board appointment) J. Sneesby, J. Hamblet: C Roness unable to attend meeting. Rest of Board in attendance

S. Smith Called meeting to order at 5:32 PM

- 1) Welcome – President S. Smith
- 2) Approval of 2022 Annual Minutes
  - Q. Why the delay to approve? A. Annual minute approval is voted upon at next annual meeting which only happens once a year. In future, board will post unapproved minutes as soon as approved by board. Motion to Approve 2022 minutes: D. Wilson. 2<sup>nd</sup>: S. Barker Vote Yes-Unanimous
- 3) Summary of number of members in attendance and proxy voters:
  - 6 proxy votes representing 6 lots, 49 people representing 25 Lots, J Hamblin representing Declarant 150 votes for a total of 181 votes. Quorum established.
- 4) Summary of year
  - a) Construction completed over the year: J. Hamblin. Phases 4,5,6 are almost sold out. And should be built out withing a year. No new phases started but there is still land to be sold to developers.
    - Q. Possible trail on the top part of the golf course?  
A. That is not up to Elkhorn Ridge Estates
    - Q. Who is responsible for dirt, rocks, displaced by rain onto roads and walkways?  
A. Board is aware – Letters and fines were sent out. Lots can also be reported to city through phone or online. Board was asked to publish links on the website.
    - Q. Settling on Brooks Loop road, will Ownership repair roads?  
A. City owns the street, it is up to the city to repair.
  - b) Park/Green Space Updates: J. Hamblin (representing ownership) willing to donate .75 acres and to sell .75 acres at 15,375.00. S. Smith explains that J Hamblin has been asked by the rest of the board to abstain from voting. However, if J Hamblin abstains there might be a question of adequate quorum to pass the motion. We will need to have a motion put forth to address the issue later in the meeting. Board thought it would be best for ALL homeowners have opportunity to vote.
    - Q. What will future costs of building the park be? Can we know this before we vote to purchase the .75 acres.  
A. Purchasing the land or not would have to be the 1<sup>st</sup> step and then a park committee and the HOA will vote to decide on park plans.
    - Q. How can we purchase the land not knowing if it will raise our taxes. Can we know all the future costs before we put forth the vote to the community?  
A. We can try to get this information.

Q. Can we ask the city to take over the park before we vote on purchasing the extra land?

A. We can't ask the city to fund a theoretical park with nothing on paper. This can be addressed once land is transferred and/or purchased and HOA ownership first. Then we need to know what the community would like to do.

- c) Weed Control: S Smith indicated between Board communication with developer and ARC with lot owners, we were able to address much of the weeds that were out of control. Hope to be on it quicker next Spring. Need to replace some rocks on islands in Spring as well.
- d) Bike Rack Installation: J. Sneesby updated membership that bike rack was purchased at 2 Wheel Dealer. Currently installed with a chain because of underground wires/utilities. J Hamblin gave permission for the temporary installation on Frawley Ranch land at mailboxes.
- e) Information Board Installation: S. Smith indicated the first one was installed by himself and J. Hamblin and a couple of members in the area. We would like volunteers to help sink the posts for the 2nd board. Posts donated by Elkhorn Ridge @ Frawley Ranch. Otherwise, we will likely pay a contractor to do so. (There were no volunteers).
- f) Website Update – Main location for HOA Information & Communication, K. Lee has donated her time to upload information as the board provides it. Thank You!
- g) Advertising on HOA space: J. Sneesby pushed out the plan to provide membership advertising space on info board, newsletter, and website. Still working on specific payment and schedule (if it will be monthly, quarterly...); but should be available soon.
- h) Financials 2023 to date were presented by J. Sneesby. S. Smith indicated why there were some overruns (e.g cost of insurance went up, 3-year domain name subscription came up, ...)

5) Presentation of proposed 2024 Annual Budget

a) Discussion

Q. Why aren't we putting reserves in something to earn interest.

A. Board just voted to have Treasurer do that but waiting for resolution of park.

Q. Does HOA have enough to buy proposed .75 acres outright or would they do a loan?

A. HOA would purchase outright if community votes to purchase as there is enough in reserve.

Comment: B.Scott indicated that if we don't purchase the park then the monies we have in reserves could disappear or be stolen, so maybe we should lower the reserves amount?

Another member in attendance indicated that insurance covers that liability.

S. Smith indicated that he thought that premature and the decision for any land purchase should be made first to address greenspace/park. Decision was reached to have a vote.

Motion made to remove park planning monies from financials for 2024 and to lower HOA dues to \$50.00 a year. Motioned by B. Scott 2<sup>nd</sup> by R. Evenson.

Upon question, S. Smith called for voice vote, vote majority was no. Motion failed.

B. Scott asked for enumeration of votes:

In favor: 8 lots for Motion (including 6 proxy votes)

Against: 173 (23 lots and 150 from JR.) **Motion does not pass.**

b) Vote on annual budget

Motion to approve 2024 budget: Motioned by S. Baker, 2<sup>nd</sup> by L. Smith.

Vote: 8 against motion (6 proxy votes) and 173 for Motion (25 lots and 150 from Declarant representative, J Hamblin) **Motion Passes, 2024 Budget Approved.**

6) Nomination and Election of Director(s) to three year term and vote.

a) S. Smith announces he will step down after annual meeting in 2024 as that will be 3 years even though he was assigned to the 1<sup>st</sup> year and then was voted to 3 year term. So he has decided to keep it a 3 year term total. S. Smith then opened up the nominations for one board member.

b) O. Gooch nominates self after nobody offered any other nominations. 2<sup>nd</sup> by M. Herriod  
B. Scott moves that nominations cease and a unanimous vote be cast for O. Gooch. 2<sup>nd</sup> by R. Green.  
**Motion passes with unanimous vote.**

7) HOA questionnaire/poll – Please fill out your personal preference on importance of issues that the HOA/HOA Board might address in 2024. (Survey handed out at meeting. Later supplied at Development Office for those not at meeting)

8) Additional Business/Comments/Questions

a.) To address the issue of providing all HOA members the opportunity to express their consent or opposition to purchase of park land, S. Smith placed the following suggested Motion on the overhead:

Whereas Mr. D. Propp, representing Elkhorn Ridge @ Frawley Ranches LLC, has offered, in addition to his donation to the ERGE HOA of approximately 0.75 acres for community park space, to sell an additional 0.75 adjoining acres to the ERGE HOA for the sum of \$15,375.00, the membership of the ERGE HOA hereby directs the ERGE HOA Board of Directors

i) To conduct a vote of all eligible Non-Preferred Members of the Association to either accept the offer or reject the offer; and,

ii) If 70 or more non-preferred members vote to accept the offer, proceed with the purchase of the additional land.

Motioned by J. Sneesby, 2<sup>nd</sup> by D. Wilson. Vote against 0, Abstained 6, Vote for 175 (25 lots and 150 from Declarant J )Hamblin **Motion Passes**

b.) Architectural standards concerns

Q. Can we have more specifics stated in architectural standards so not so much is up to persons opinion?

A. S. Smith said that the Board could address.

Q. Who voted to pass the specific architectural standard of 66% sod requirement to ARC standards this past year?

A. Board voted on and passed.

Q. Who elects ARC Committee and how long do they serve?

A. Arc Committee selected by board and serves at the request of the board. As per bylaws, all committees are appointed for annual term.

Q. Who is on the ARC Committee?

A. Stan provided the names of the current ARC membership

Q. Can someone else be put on the ARC Committee?

A. Nobody signed up on the volunteer list so presently Board does not have anyone else to ask.

Q. Can we discuss removing people from the committee?

A. S. Smith indicated that would be out of order and not appropriate in this forum.

Q. Where can we discuss this? How are we supposed to bring it to the Boards attention?

A. At Board meetings

Q. Can the public attend Board Meetings?

A. Yes

Q. How do we know when meetings will be held?

A. It is posted on the website and in the monthly newsletter with date, time and location.

Q. How come this month it said tentatively Scheduled?

A. Board is made up of volunteers and sometimes cannot get schedules to line up to get dates submitted before the newsletter is published for the next month but tries to as often as possible.

c.) Board Meeting Agenda/Minute Concerns

Q. Can minutes from meeting be posted for people to review?

A. 2022 and prior minutes were kept as hard copy only. If people would like to view they need to make an appointment to look through the folder. Last year 2 people asked to view but did not set appointment. As we have just purchased OneDrive, this will allow membership to obtain a weblink for minutes. Currently, all 2022 minutes are on OneDrive in pdf format and minutes from 2023 still need to be converted into a pdf format. Then Membership can request a link to the files moving forward. Board will also work on getting Agendas posted on website and/or information board before meetings

d.) Vole Poison Concerns

Q. M. Herriod expressed concerns about: Can we let people know that they should poison the voles according to the instructions? A dog was poisoned when it ate vole poison that was applied not according to directions.

9) Adjourn:

Motion to adjourn: Motioned by T. Baker, 2<sup>nd</sup> by B. Renelt Meeting Adjourned at 7:15pm