

Red Rock Estates Homeowner's Association
Minutes of Annual Meeting of June 22, 2022

Meeting was called to order by President Larry Feldhan at 7:00 p.m. Board members in attendance were Bill Davis, Chad Randall, Randy Thomas, and Barbara Horton. Absent were Lona Snell and Kevin Buntrock.

AGENDA:

1. Agenda was given a motion and a second for approval.
2. Minutes from June 2021 were given a motion and a second for approval.
3. Treasurer's Report was attached to the agenda paperwork.
 - A. Concerns were expressed about the large amount of the investment located in the Partridge Financial Report.
 - B. The purpose of this investment was to establish a defense fund for our HOA and neighborhood, as noted by the Board.
 - C. One member would like to see lower HOA dues.
 - D. Another comment was to use more money on the neighborhood.
 - E. A topic from last year's annual meeting was revisited regarding the addition of benches on walking paths. A member of the board replied that this was still being considered but the location was in doubt. The location that was proposed last year in the valley by the dip in Prestwick Rd and by the golf course hole 13 was considered an unsafe area for benches and a playground. A motion to follow through on benches was made and seconded.
 - F. The motion concerning the Investment Plan was made by Patrick Dame and is as follows. MOTION: The Board produce a Capital Investment Plan that will provide neighborhood investment and draw the reserves down to 200% of the Annual Operating Budget. This motion was seconded and approved by verbal vote.
 - G. Treasurer's Report was given a motion and second for approval.
4. OLD BUSINESS:
 - A. Capital Uses
 - B. Safety Report given by Barbara Horton
 - ◆ Last year's approved motion on security, to include research on security cameras and to hold a safety meeting with police representatives, was fulfilled.
 - ◆ The security cameras did not pan out as the cost would be high. The police department would not have anyone to read the videos on a daily basis and they would not store the videos. Also, any homes that were under the camera surveillance would have to give legal permission to be videotaped 24/7. The Board voted not to pursue this for the reasons stated above.
 - ◆ The Safety Presentation was held on 19 May at 7:00. All homeowners in the Red Rocks Estate HOA and the homeowners in townhouses/duplexes on Muirfield were invited. The turnout was poor with 18 people in attendance.
 - ◆ The two Rapid City police officers gave information on safety practices. They encouraged homeowners with cameras and Ring style doorbells to be on a list, which would be kept in the security of the clubhouse office, to help police if crime occurred in the neighborhood. A safety flyer was provided by RCPD.
 - C. Covenant Compliance and Monitoring
 - ◆ An explanation was given by Larry.
 - ◆ The Board was assigned different areas of the neighborhood to check to see that homes are being compliant. Each home is receiving a check list of issues, which after a second check could lead to a written postcard complaint. This is not an easy task and will take time.

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- ◆ Comments were made that the history of covenant compliance and notification has been poor. A member of the Covenants Committee complained that he has not been included. This will be rectified.
- ◆ A long discussion was held as to why the board is not doing their jobs regarding the covenant compliance. This was further explained by the board that the assignments were handed out two weeks ago and that they are doing their best to identify problems in a timely manner.
- ◆ The point was made that few neighbors are attending the annual meeting and are not hearing the reminders about Covenants, such as RVs not allowed to be parked at the house except for loading and unloading.
- ◆ A few members expressed their dismay that negative comments were being made about the board when neighbors have no idea about the time and effort that is given by these volunteers. These are not paid positions. If the members want to pay for an enforcement company to handle the covenant rules, as is happening in Red Rock Meadows, then this should be addressed. Discussion opinions were that this is not what they want.
- ◆ A question as to whether solar panels will be allowed anytime soon was asked. It was mentioned that this is being looked at for the future but at this immediate time no panels are allowed. Randy informed the members that any changes in covenants would require 75% approval by the homeowners.

D. No Parking Signs

- ◆ Bill Davis shared his report.
- ◆ After meeting with city officials there will be no parking signs erected on Muirfield between Sheridan Lake Road and Prestwick Road. This stretch of road is not considered residential. This will be advantages for our neighborhood entrance once the apartments are occupied. No date was given for the sign installment.
- ◆ The area of residential homes on Muirfield will not have additional no parking signs.

E. Social Committee Report by Jackie

- ◆ The committee is looking for social gathering ideas. Please contact Jackie at 701-320-7468 if you have some.
- ◆ An idea of doing something once a month was discussed. Instead of giving out free drink tickets to the HOA members there could be a special menu handed to them. This would give a discount on drinks and appetizers. There would be a sign in sheet to keep track of the expenses for the HOA treasurer.
- ◆ The St Patrick's Day party was enjoyed but there were few members in attendance. There is hope that more will join in at future events.

5. NEW BUSINESS

A. Flags for Holidays - A neighborhood family connected with Boy Scout Troop 131B was invited to make a presentation.

- ◆ The troop has a flag program that places an American Flag in front of the house for 5 holidays in the year. This is a money maker for the troop to pay for wilderness trips and camp outs during the year.
- ◆ Flyers were handed out to those who were interested.

B. Board Member Terms and Nominations

- ◆ Lona Snell and Bill Davis have ended their terms.
- ◆ The floor was open for nominations of which there were none.
- ◆ Tom Pfeifle volunteered at the end of the meeting.

6. ADJOURNMENT was made with a motion and a second.