



MINUTES OF ANNUAL MEMBERSHIP MEETING Red Rock Estates Homeowners' Association (RREHOA)

September 14, 2023

Red Rock Golf Club Clubhouse

Registration of Attendees: Barbara Horton and Randy Thomas greeted attendees upon entry. Names of attendees were recorded along with contact information. Each participating attendee (one per household) was provided hard copy handouts of: a) Meeting Agenda, b) Minutes of June 22, 2022 RREHOA Annual Meeting, c) RREHOA Treasurer's Report for years ending 12/31/2022 & 12/31/2021 and d) August 2023 Speed Report for RRE Neighborhoods. (See attachments for attendee log sheet and handouts).

AGENDA – Approved by Red Rock HOA Board on 10/25/2023

Call to Order: Barbara Horton called the meeting to order and led the agenda in the absence of RREHOA Board President Larry Feldhahn. Barbara introduced RREHOA board members including herself, Kevin Buntrock, Randy Thomas, and Tom Pfeifle. Board member, Chad Randall was unable to attend.

1. **Approval of Agenda:** A call for approval of the agenda was made. Marv White moved the agenda be approved, followed by a second from Jim Haar. Motion received unanimous approval.
2. **Approval of Minutes:** A call for approval of the June 22, 2022 RRE Annual Membership meeting minutes was made. Patrick Dame moved the minutes be approved, followed by a second from Jason Kreutzer. Motion received unanimous approval.
3. **Treasurer's Report:** Kevin Buntrock summarized the RREHOA financial report for 2021 and 2022 (see attachment). Total assets for end of years 2021 and 2022 were \$124,930 and \$127,004, respectively, resulting in a year-over-year increase of \$2,074 stemming primarily from investments and accounts receivable. Income for the two years remained stable at ~\$26,500 to \$27,000. Expenses for 2021 and 2022 were \$18,643 and \$24,399 respectively resulting in an increase of \$6,222 stemming primarily from an approved increase in funding for social events and maintenance/supplies.

Floor Opened to Questions/Comments from Attendees:

- a) Concern (Denise & Jack Charlesworth) raised about the brightness of a street light near their house that shines directly in a bedroom window. Could bulb be replace or pole moved?

Response: Little can be done to reduce brightness. Pole will not be moved.

- b) Question (Patrick Dame) raised about follow-through on previous year's approved motion for the Board to prepare a Capital Improvement Plan (CIP) to draw down reserves for funding community projects. Response: Board has not created a CIP but has evaluated several projects for drawing down reserves including:

- Retain reserves for unexpected future expenses.
- Improve pathway between RRE and Countryside near well house. Board has contacted landscape architect (Randy Fischer) to develop options and sketches. Any improvement requires cooperation/approval from Countryside since they own land.

- Purchase/install benches for walkways. Land for benches is limited. Many homeowners reluctant to allow benches in front of homes even though Rapid City owns right-of-way in boulevards.
- Social events: Authorized social committee expenditures of up to \$8,000 for four separate events.
- Boy Scout Flag Program: Authorized expenditure of \$600/year to install 10 flags along Muirfield Drive (between Portbrush and Prestwick Roads) during five holidays. Strong support expressed by Laurie Davis and other attendees.
- Consider installation of permanent U.S. Flag Pole at RRE Entrance: Tabled awaiting cost estimate from two local sign companies for purchase/installation of pole. Maintenance and personnel needs for long-term tending of flag display likely unsustainable.

Other Comments on Use of Reserve Funds:

- Use reserve funds only for maintenance. Do not work with Countryside on projects (Chris Green)
- Rather than ask Board to draft CIP, form a committee of residents to draft a plan (unknown commenter).
- Remove barb wire fence along both sides of Muirfield Drive and possibly replace it with a decorative fence (Jason Kreutzer). Response: Fence on east side of Muirfield belongs to a private homeowner. Fence on west side belongs to Countryside. Removal of fence would require agreement from both entities.
- Use reserve funds to replace ~5 aging light poles per year (Patrick Dame). Kevin added that poles are more than 20 years old and would cost ~\$2,000 to replace. RRE association has been replacing older style light bulbs with new energy efficient LED bulbs.
- As mentioned by Board members (Barbara, Kevin) several times there are limitations on community projects the HOA can do or consider because the HOA owns no land in the neighborhood.

4. Committee Reports

A. Social Committee (Stacy Weyrich)

- Committee has used recently approved funding increase to plan and host multiple events including last years': Ocktober Fest, St. Patrick's Day, and Kid's Day.
- Plans for future socials include another Ocktober Fest, Kid's Christmas Event and a possible Halloween Event
- Committee currently comprises 4 members – **Need more volunteers!!**

B. Website (Randy Thomas)

- New website was developed when control of old domain was lost. New site can be accessed through redrockhomeownersassociation.org
- Site contains RREHOA covenants, listing of events, and meeting minutes & reports.
- Site provides means to contact RREHOA Board with questions, concerns and suggestions

- Homeowners are requested to access site and provide their personal contact information such as email addresses so information and notices can be sent electronically to homeowners rather than using USPS mailings.

C. Safety (Barbara Horton)

- City of Rapid City conducted a speed survey within RRE community from 27 July – 2 August 2023. Speed sensor boxes were set up on Prestwick Road and Muirfield Drive to record speeds in both East-West directions. **Current speed limits for both are 25 mph.** (See attached Speed Report)
- **The highest recorded speed was 69 MPH! Average speeds were recorded as ~29 mph.**
- City will post new 25 mph speed limit signs on both Prestwick and Muirfield.

Floor Opened to Questions/Comments from Attendees:

- a) Were speeds on Bethpage Drive monitored and if not will they be monitored in the future (Denise Charlesworth). Response: Speeds along Bethpage were not monitored based on City recommendations. Currently, no plans to monitor these speeds.
- b) Concern raised about tall grass along sides of streets that obscure golf cart signs, speed limits, etc.

D. Covenant Compliance and Monitoring (Tom Pfeifle)

- Full text of RREHOA covenants is located on HOA website redrockhomeownersassociation.org. A condensed version was mailed with the notification letter for the 2023 homeowner's association annual meeting.
- Sellers/purchasers of homes in RRE need to be aware title companies typically need copies of covenants upon closing of sales.
- RRE Homeowners need to be sure their contact information is on file with the RRE office. This information is used to inform homeowners of annual HOA dues, events and meetings. HOE dues of \$120 are paid annually in January.
- The RREHOA maintains two standing committees:
 - i. Architectural Control – reviews new construction and modifications to existing property to ensure compliance with covenants
 - ii. Covenant Compliance – periodically conducts surveys of RRE properties to determine compliance with covenants. Property owners are notified if there are persistent and/or repetitive non-compliances.
- Based on recent compliance survey, common non-compliances include:
 - i. Garbage & recycle cans stored outside rather than in garages
 - ii. Long-term parking (cars, trailers, RVs, boats, UTVs) on streets and in driveways rather than in garages
 - iii. Pets off leash or unrestrained
 - iv. Business signs in yards. Signs such as roofing repair may be placed in yards only during the repair

Floor Opened to Questions/Comments from Attendees:

- a) Barbara Horton added that many roofing company signs were placed in yards following the recent hail storm. Roofing companies were contacted to explain such signs can only be placed in yards during the re-roofing project itself. The roofing companies agreed Barbara could remove and dispose of the signs in violation of the covenants.
- B) Diane Schnee asked if covenants will be amended to allow for solar panels. Response: The board is reviewing the negative covenant for solar panels; however, any change would require a 75% approval of the RREHOA members.

5. New Business

- Tsi Maharajh, Boy Scout Troop 131, described two troop fund-raising projects; 1) Installing/removing U.S flags with solar lighted poles on five (5) holiday weekends (Memorial Day, Flag Day, 4th of July, Labor Day and Veteran's Day). The cost is \$50/year for homeowners with flags placed in the boulevard between curbs and sidewalks and 2) Popcorn sales in the neighborhood and at the annual meeting. The funds raised are used to send individual scouts to summer camp. Tsi attended Camp Buffalo Bill this summer and found it a very rewarding experience.
- Denise Charlesworth identified a cracked, displaced sidewalk on a golf course pathway near her home on Bethpage. Response: Kevin will have golf course address problem.

6. Board Member Terms and Nominations

- A) Terms: Terms are up for Board Members Larry Feldham, Barbara Horton, Kevin Buntrock and Randy Thomas. Barbara and Kevin volunteered to serve for another term; Larry and Randy declined because they will be moving. Chad Randall and Tom Pfeifle's terms are not up but volunteered to serve another year.
- B) Nominations:
 - a. Marv White was nominated from the floor by Kevin Buntrock and Jason Kreutzer. Marv agreed to serve.
 - b. Laurie Davis moved that existing board members wishing to serve should be added to the nomination list.

7. Election of New Slate of Board Members

Board members agreeing to stay on (i.e., Barbara Horton, Kevin Buntrock, Tom Pfeifle and Chad Randall) along with Marv White were elected unanimously to the new board.

- 8. **Adjournment** – Laurie Davis moved the meeting be adjourned and with unanimous consent adjournment was approved.

2023 Board Members/Officers: Immediately following adjournment of the 2023 RREHOA Annual Meeting, the newly elected board met to select officers. The new officers are: Barbara Horton-President, Tom Pfeifle-Vice-President, Kevin Buntrock-Treasurer and Marv White-Secretary. Chad Randall will continue on the board as a voting member.

Minutes recorded by: Tom Pfeifle