

Copperfield Vistas Homeowners Association

Meeting: February 24, 2022 7:00 pm

Best Western Plus

3723 Elgin St.

Rapid City, SD 57703

Minutes approved on March 27, 2023 General Membership Meeting

Call to Order Meeting called to order by T tucker at 7:03

Count of Signatures for Quorum (16 lots needed for quorum) 26 signatures – quorum met

Reading of minutes from Feb 23rd, 2021 meeting Don Esch read minutes. Motion by Grant Herbener, 2nd by Walter McDuff to approve as read. Motion passed unanimously

Introductions of the Board and also everyone in the room. Many new faces!

Action Items:

Replacing tree mulch with rubber mulch at playground. Estimate for \$18K was discussed and no motion to replace was brought up. Will continue to use bark until petroleum prices fall again and then relook at it.

Annual budget and or special assessments. Budget was assessable to everyone present as a handout. Discussion and comments were made. Motion by Mark Harder, 2nd by Christen Morrison to approve budget as present. Motion passed unanimously.

Board of Director Elections if applicable – No applications as of yet. Walter McDuff will fill out a BOD questionnaire. Board will set up another meeting to get vote on any new BOD vacancies or replacements.

Discussion of management for the HOA in 2022. – May be guest to talk about taking over management. Steve Stucky with Black Elk Peak Group, Inc. introduced himself as a HOA management company and will speak to the BOD at their meeting.

Increasing the presence of the Compliance Committee: Discussion: Should the Compliance Committee go from looking at something when it is brought to the attention of the HOA to actively looking for issues that go against the CC&R's. General Membership discussed at length what is important to look at actively. It was decided that the compliance committee will actively watch new landscaping timelines with the help of the management office along with drainage areas that need to be kept up with on appearances. All else will be brought to the compliance committee as a complaint as it is now.

Open Questions/Discussions:

Trash can at the park is needed. Will ask the landscaping crew to dump on a weekly basis during the summer when they are mowing. Other times, with the help of homeowners, get it taken out. Also, have the landscapers spray the rip rap to reduce weeds.

Still lots of discussion about construction and homeowner trash from Copperfield and also Diamond Ridge. Discussion was had from both Homeowners and Builders. Homeowners are worried that builders don't dump trash containers when they need to, builders say that homeowners fill up their trash containers and it becomes expensive to dump them at their expense all the time. Best advice from the group is try to keep everything clean as best as everyone can. Remind and educate everyone on the trash. Put out trash cans on Friday Morning to reduce blow away trash when it's windy. Building will be going on for another year or two. Don't contact Diamond Ridge HOA to see if they can help with that side also.

Also discussed to put financials on website so everyone could see them. Management proposed that anyone that wanted to see them, email the office and they will send them out. Board of Directors to discuss this at their meeting tonight after the GM meeting.

Adjournment Motion by Walter McDuff, 2nd by Shaun Goebel to adjourn. Motion passed unanimously.