

Copperfield Vistas Homeowners Association

Board of Directors Meeting: January 9, 2023

Via Google Teams

Minutes approved 3/27/23 at BOD Meeting Alex Johnson Hotel

Call to Order: Todd Pierce called the Meeting to order at 7:10 pm

Roll Call: All Board Present (Todd Pierce, Grant Herbener, Travis Tucker, Shawn Goebel)

Also present Krysta Goebel

Steve Wagner and Racheal Crow- Ace Property Management

Don Esch

Reading of minutes from Feb 23rd, 2022- Don Esch read the minutes. Motion to approve Minutes by Todd Pierce, 2nd by Grant. Motion passes unanimously.

Action Items:

Reinstatement of Krysta Goebel on board of Directors: After the resignation of Walter McDuff, Krysta Goebel was asked by the board to be reinstated on the Board of Directors until a replacement can be found. She generously said yes. Welcome Back

2023 Budget: Don Esch presented the budget to the Board for 2023. After a couple adjustments, Todd Pierce motioned to approve the budget that will be brought to the General Membership Meeting on Feb 16th. 2nd by Grant Herbener. Motion passed unanimously.

Amended and Restated Articles of Incorporation and Amended By Laws: Don Esch brought forward the Amended and Restated Articles of Incorporation and Amended By Laws to clean up any discrepancies on the original Articles of Incorporation and By Laws. Some minor changes were made and will be sent back to the Lawyer and will be brought to the general membership for approval on Feb 16, 2023. Motion by Krysta Goebel, 2nd by Todd Pierce to approve the documents and to bring them to the General Membership on Feb 16th. Motion passed unanimously.

Discussion of Tescher Development managing the HOA after March 1, 2023. Tescher agreed to manage thru August, 2023 at a minimum for no management fees except they will receive all admin fines that are received. Board will appoint Ace Property Management to take over responsibilities with Tescher Development helping with the transition.

Scheduled general membership meeting for Feb 16th, 2023 at the Best Western in Rapid City for 7 pm. Travis to set up Room .

Gov Lot 3: Up until this fall, it was read that Gov Lot 3 was not part of The HOA. That was incorrect, it is included. A semicolon put it back in and our lawyer and a title agent concurred that it is included. Board will ask the General membership to sign a document to exclude it from the HOA. That parcel is

zoned Multifamily and the board believes that it would be in the best interest to exclude it from the HOA.

Adjournment: Motion by Krysta 2nd by Shawn to adjourn Motion passed unanimously.