Pine Shadows Property Owners Association Annual Meeting

August 16, 2025

- 1. Call to Order: The meeting was called to order by Treasurer, Aidan Toprakci at 9:03 Am
- 2. Determination of Quorum: 26 Lots are Present (15 lots are quorum)
- 3. Approval of 2024 minutes – Glen Reaser made the motion to approve as presented, Melinda Kuehl 2nd. All present voted in favor.
- 4. Treasurer's Report was given by Aiden Toprakci.
    - Beginning balance on 12.31.2024 = $5,330.03
    - Ending balance on 8.15.2025 = $4,732.91
        - There are 15 lots with unpaid 2025 dues = $1,500.
        - There are 2 lots with unpaid dues for 2 years = $400.
        - There is one lot with unpaid dues for 3 years = $300.
        - (Linda Kurgan volunteered to call the people owing past dues)
    - Dues should be mailed to 12566 Pine Shadows Rd. Hot Springs, SD 57747
        - No cash if possible.
    - Discussion on proposed expenses for 2025-26
        - Do we need a website? Melinda Kuehl will look into the legality of no website. Per State law our subdivision records must be available to the general public.
        - Can we afford mailboxes? And how many? Ace Wick will pour the slab for the boxes.
    - Marilyn Milner made the motion to approve the Treasurer's Report, 2nd by Barb Talbott. All in favor.
- 5. Old business – website use and accessibility. The correct web address is pineshadows.org
  Pine Shadows Covenants and Bylaws are posted on the website. Board minutes will also be available.
  It is important to clear your cache if you have history of going to the old website!
- 6. New Business
    - a. Noxious or offensive activity:
        - Covenants Section 4 lists offensive activity as follows:
            - Junk cars
            - Barking dogs
            - Roosters crowing
            - Dogs must be on a leash

Discussion was held regarding complaints of junk cars and loose dogs. Offending party has been notified and they are trying to comply.

- b. Road District Presentation by Suzie Wick.
  - The current balance is not enough to do repairs with all the additional traffic. The road district will determine if a special assessment is needed to meet the budget. Assessment is not a tax.
  - Requests for more road signs for yield, speed limit, blind driveway and horse and carriage will be addressed at the Road District meeting.
  - The Road District Annual Budget Meeting will be held at the Hot Springs Library on September 20th at 9 am.
- c. A presentation by Cathy Sotherland was made requesting permission to build a new road through Lots 10 and 11 to create 4 new lots. Discussion was held and it was determined that the Sotherland's would first need Cascade Rd District permission to utilize their road before Pine Shadows Subdivision would address the lots. Motion by Janie Toprakci to table this item. Melinda Kuehl 2nd the motion. All in favor.

d. Airbnb use of properties. The lot owner is responsible for the tenants. They must observe all covenants. Discussion was held on fire pits and if they were approved and permitted by the fire code.

e. Liens on properties with unpaid dues. Discussion was held on cost vs benefit. The consensus was to access liens on properties with unpaid dues of 3 years. Marilyn Milner made a motion to Assess liens on properties 3 years and over whose owners are not responding to our payment requests. Brad Wojcicki 2nd the motion. All in favor.

f. Mailbox purchase. A 3rd mailbox will be purchased as soon as we have the funds to buy one. Discussion of possibly buying a 4th mailbox if possible as the cost increases with each box.

g. Mullein control. Contact Fall River Weed Control website for information. Fallriver.sdcounties.org/weed-pest/noxious-weeds-and -pests

h. Dogs on leashes. Reminder that per County Ordinance 2010-01 all dogs must not be at large off owner's premises.

i. Open fires. Only with approval from Fire Officials.

- 6. Election of Officers. 3 positions available and I position due to resignation. A total of 4 positions needed.
  - Nominations from the floor:
    - Suzie Wick
    - Hervey Oxendine
    - Aiden Toprakci
    - Susan Bender
    - Beth Caha
    - Tyler Norman

Marilyn Milner made the motion to close the nominations Janie Toprakci 2nd. All in favor.

Ballots were distributed and votes tallied. Results of votes were approved with Suzie Wick, Aiden Toprakci, Susan Bender and Beth Caha. The meeting of the new board will be held at the end of August to determine the positions.

- 7. The next annual meeting will be held on August 15th, 2026, with the time and place to be determined.
- 8. Adjournment. Motion to adjourn made by Curtis Kusch. 2nd by Beth Caha. All in favor. Meeting adjourned at 11:30 am.

Submitted,

Marilyn Milner
Acting Secretary