

Marion's Garden HOA Annual Meeting Minutes

The MGHOA annual meeting was held Tuesday September 8, 2020, at the Casey Tibbs Rodeo Center. The meeting was called to order at 7:00 PM. Board members present were President Mike Weisgram, Treasurer Jennifer Anderson, Secretary Todd Bowman, and Board Members Gary Johnson, Reg Nelsen and Matt Mitchell. Vice President Marlin Roseland was absent due to scheduling conflict.

Due to a computer malfunction, the Board was unable to read or approve the previous year's annual meeting minutes.

President's Message

Weisgram reported that early in 2020 there was fear of a possible flood and/or heavy water releases. The Board was proactive in researching various flood preventative measures, including cofferdams. As the spring and summer progressed, we did not pursue the dams due to cost and water releases were under control. Our initial fear later turned into a beautiful summer where we continue to enjoy the river while Covid-19 remains a concern in the world. The Board's major purpose is to ensure residents follow our covenants and bylaws, so we can ensure quiet enjoyment in our development and protect our property values.

Treasurer's Report

Anderson reviewed the financials for 2019 and compared with our budget. With excess water releases in 2018 and 2019, many repairs were delayed so funds carried over. These repairs have now for the most part been completed, and we are well within our budget and continue to add funds to our long-term improvement accounts. The Canal Fund and the Long Term Dredge fund at the end of 2019 each held \$35,000, and \$5,000 was added to the accounts in 2020 to \$40,000 each. At the end of 2019 our Operating Account held \$14,263, and our balance in this account is \$18,666 as of August 31, 2020. We once again contracted with Marso Lawn service to mow and spray the parks, and the parks are looking good. We are well within budget and our financials are in good shape. Johnson moved to accept the Treasurer's Report, and Gary Gritner Seconded. Motion Carried.

Committee Reports

Architectural: Dave Bonde reported that there are very few places yet to build in the development, and most requests now involve landscaping and remodels. The Sonnenschein property is the last home to be built in the development. Bonde noted that it is important to have residents submit plans to the Architectural Committee prior to obtaining a permit from the city.

Parks: Mitchell reported on the three parks we own in the development, and Marso Lawn Service has done an excellent job maintaining them. A number of residents also helped stain the playground equipment, and we were all impressed with the look once completed. It was noted that Axtmans assistance on the silt trap landscaping was greatly appreciated, as well as JJ Linn seeding the grass in Peterson Park. Due to removal of the trees in Railway Park, the Board is looking at some additional concrete walkways, with a concrete pad including a gazebo for shade and entertainment. Drainage will also be addressed with the changes. Mitchell and Nelsen are heading this project.

Social: JoAnn Nelsen chairs the group, and due to Covid-19 no activities have been planned. She is hoping for something in the winter.

Canal: Weisgram reported that canal maintenance is our largest expense every year, and we typically budget \$50,000 for wall maintenance. Storm drains from the streets damaged some walls, and these were successfully repaired this year. The city funded the storm sewer repairs. Some additional tie downs were also placed in several areas to strengthen the walls. Pond weeds were not sprayed early because resident reports on sonar showed no sign of weeds. This quickly changed in June and a dedicated crew sprayed the canal. Nelsen is in contact with an expert quite frequently, and we had a successful kill. Some spot spraying was also recently completed. The Board has noticed weeds up river are prevalent, and with the water rising fast in the morning, and draining fast overnight, it may suction in seeds and weeds. The Board will monitor this and would appreciate contact from residents should they see evidence of growing weeds. The Board always obtains a permit and notifies residents of spraying to ensure safety, although the chemical utilized now is much safer than the chemical used in the past.

Website: Roseland is the web administrator, and since he was absent, there is no report.

Unfinished Business:

Silt trap landscaping is almost complete. Concrete pillars were used and Axtmans assisted with the landscaping. This trap is designed to keep sediment from coming into the canal from storm drains.

Weisgram continues to pursue cost sharing with the City of Fort Pierre regarding the dredging of the canal.

When the bridge over the river is being constructed, we will pursue use of a barge to dredge the mouth of the canal. That's the only feasible way to do it at this time. Timeframe is estimated at 2022-2023.

We will continue to replace wall pieces where needed and fortify the wall with tie backs.

New business

A Special Meeting was held in July to talk about a VRBO in the development. The city informed the owner of the home that a non-owner-occupied property in Planned Unit Development (PUD) that was zoned single family housing is not in compliance with city codes via use in a VRBO. Our covenants also restrict commercial enterprises in our residences, and the Board is looking for additional opinions from the city on if they consider a VRBO a commercial or residential property. Reportedly, the city is considering a change in ordinances to allow VRBOs in the future. Gary Johnson expressed his objection to any type of VRBOs in the development. The Board will continue to monitor the situation and keep property owners updated via monthly Board meeting minutes.

Concerns/Topics

None were brought forward.

Election of Officers

Weisgram noted that Anderson, Nelsen, and Bowman's terms were up. Anderson did not seek reelection. The Board appreciates Anderson's years of service, and we thank her for her dedicated service. Nelsen and Bowman both indicated their desire to continue as officers. Todd Bernhard moved to appoint James Walti as Treasurer, Bowman as Secretary and Nelson as a Board Member. Motion Carried.

Being no further business, meeting adjourned at 8:15 PM.

Submitted by Todd Bowman MGHOA Secretary

A handwritten signature in black ink, appearing to read "Todd M. Bowman". The signature is fluid and cursive, with a large initial "T" and a long, sweeping underline.