

Marion's Garden HOA Annual Meeting Minutes

The MGHOA annual meeting was held Tuesday May 13, 2025, at the Drifters Event Center in Fort Pierre. President Marlin Roseland called the meeting to order at 7:16pm. Board members present were President Roseland, Vice President Brad Bonhorst, Secretary Todd Bowman, Treasurer James Walti and Board Members Gary Johnson, Roger Tellinghuisen, and Zach Clark.

The Pledge of Allegiance was recited by the gathered members.

The minutes from the May 14, 2024, Annual Meeting were distributed prior to the meeting so attendees could read them. Johnson moved to approve the minutes; Reg Nelsen seconded. Motion carried on a unanimous voice vote.

President's Message

Roseland welcomed everyone to the meeting and gave a brief history of the MGHOA. There are very few lots left in the development for new home construction, and there have been many ownership changes in homes over the past 10 years. Roseland reflected on the flood of 2011, the levee that saved homes, and our property values since have continued to grow. Many members reflected on fearing the value of homes would drop after the flood, but that did not happen, and the risk is very low at this time for another flood. Roseland explained that the Board's major purpose is to ensure residents follow our covenants and bylaws, and to keep the development beautiful to sustain property values. The Board continues to support community activities. The annual clean-up day was well attended, and the annual neighborhood garage/yard sale had 17 different households have sales. The Board welcomes any ideas from members.

Treasurer's Report

MGHOA financials were provided in print. Walti briefly reviewed the Balance Sheet, P&L in comparison to Budget, and future budget for the following year. MGHOA financials are in good shape as of May 13, 2025, with \$150,549 in the operating, canal and dredge checking accounts. Dues outstanding totaled \$5950.28. MGHOA also has three CDs for long term capital improvements totaling \$192,704.79. Rounding off the assets are the parks set at total value of \$70,000. MGHOA has total assets of \$419,204.36 against no liabilities.

MGHOA P&L compared to budget showed a surplus of over \$40,000 due to lower wall repair expenses and with the addition of interest income from CDs. This was even after the expense of a new play set for the park after the storm destroyed the prior set. Roseland noted the Board purchased insurance for the playsets going forward. The budget for the next year is similar to year's past and includes a transfer of \$30,000 to our long-term capital funds. MGHOA anticipated net income based on the budget is \$14,425. Cathy Sonnenschein moved to accept the Treasurer's Report and Budget, Tellinghuisen seconded. Motion carried on a unanimous voice vote.

Committee Reports

Architectural: Zach Clark reported on the projects this past year. The Architectural Committee includes: Zack Clark, Sandy Zinter, Gary Grittner, Barb Bonhorst, and Kevin Forsch. There have been limited projects in the last year that included siding changes, color changes, and landscaping. The home on 318 Jamieson was approved and currently under construction for Robert Wordeman.

Parks: Tellinghuisen reported on the three parks we own in the development, and Jason Hanson was once again selected to mow and fertilize the parks. Tellinghuisen and Matt Mitchell make up the Parks Committee. The sprinklers have been turned on and mowing has started. The shade shelter in Railway Park was discussed briefly, and the Board will continue to consider the structure. Later in the fall when it's drier more tree cleanup will need completed in Railway Park.

Social: Barb Bonhorst, JoAnn Nelsen, and Kate Olson are the members of the social committee. Barb reported on the last social held at the storm shelter in Pierre, and only 12 people attended. The committee will look at further options and locations to possibly have some socials this year.

Canal: Mike Weisgram, Jerry Cloud, and Gary Johnson are the canal committee members, with the assistance of Roseland, Clark, and Nelsen. Weisgram stated that the goal of the committee is to ensure the canal is navigable, keep weeds under control, and maintain the wall. Weisgram reported that Sioux Nation/Cody Hostler will once again be contracted to spray the canal weeds, which is a much better option since they are licensed. Nelsen reported that Hostler is waiting a bit longer to spray this year as there must be visible weeds growing before spraying can be successful. The Board will put signs up once the spraying has been completed.

Weisgram reported on the integrity of the wall, it's history of repair contractors, and various sheet pile sizes that has caused some issues. Central Caissons has installed tiebacks in years past that were able to be completed without disturbing landscaping. These tiebacks have been mostly successful but not perfect. Weisgram stated that eight properties need wall work, with two critical projects that will require work to be completed from the water. Seven properties need welds completed on seems. Weisgram is in process of getting proposals, and he anticipates wall expenses this year could be substantial.

Website: Roseland is the web administer, and the website is www.mymghoa.com. Please get your email to Roseland if you haven't already. MGHOA Board minutes, obituaries, and canal spraying information are included on the website.

Unfinished Business:

Roseland gave a reminder that pets need to be leashed to ensure pet waste is not distributed to neighbors. He asks that we all respect our neighbors and properties. If you have any issues, please contact a board member.

New business:

We have not lost any members over the past year. We have had several new members in the community in the last year or two, including:

Travis Fitzke & Sydney Kinsella
Mark and Cindy Halderman
Jim and Becky Patzer
Evan and Angie Protexter
Steve and Jami Beck
Robert Wordeman (building home in process)
Connie Jones
Paul and Carla Bachand
Donna Bumann

Concerns/Topics

Nelsen brought up that the empty lots have lots of weeds and mowing is not timely on some.

Election of Officers

Roseland stated that Gary Johnson's and Brad Bonhorst's terms were up. Johnson indicated he would like to return for another term, and Bonhorst stated he intended to step down from the Board. We thank Bonhorst for his years of service. Brad Bonhorst nominated Evan Protexter to be elected to the Board, Nelsen seconded. Tellinghuisen moved to elect Johnson to another term, Sandy Zinter seconded. Johnson then moved with Unanimous Consent to elect existing officer James Walti as Treasurer, Todd Bowman as Secretary, and the other officers elected as stated. Motion carried with unanimous voice vote.

There was no further business; therefore, the meeting adjourned at 8:23 PM.

Submitted by Todd Bowman MGHOA Secretary

