

Carriage Hills Homeowners Association

PO Box 9565, Rapid City, SD 57709

Email: CarriageHillsHOA@midco.net

Web: www.goacepropertymanagement.com/carriage-hills-hoa

Date: January 15, 2021

To: Carriage Hills Homeowners Association Members

From: Carriage Hills HOA Board of Directors

Re: **Association Business**

We want to thank our Association members that helped us accomplish the following significant items during the past two years. For ease of access and future reference, these items will soon be posted on our page at the website address listed above:

1. Updated 25-year Covenants to protect the appearance and peaceful enjoyment of our neighborhood.
2. Adopted Bylaws for governance of our Association's business.
3. Adopted a 2021 Covenant Enforcement Policy applicable to all properties listed in our Covenants.
4. A Covenant Enforcement Request form with abbreviated covenant requirements.

We also changed the timing of our Annual Meeting from Winter to Fall (October) for greater member participation from those that travel in the winter. The proposed 2020 Annual Meeting Minutes are included for your review. Please notice that there were questions from the floor. The two main questions were regarding a potential voting conflict between the Covenants and existing Bylaws and the other was about the legality of assessing dues as written in the Covenants. We have also received comments about other issues.

To fully understand these and other concerns, a few Board members scheduled separate meetings with the individuals that expressed these concerns. We then requested another legal opinion from an attorney that does considerable association work but had not previously worked with our Association.

This attorney confirmed the following which our Board considers as settled issues:

1. The vote for our Board members was proper; therefore, we have a Board of Directors and Bylaws.
2. Our Board has the authority to make Assessments and Charges with or without a vote of all members.
3. Assessments and Charges are valid and need to be applied consistently.
4. Liability Insurance is advised.

The Board has set the 2020 Annual Dues at \$55.00 which was supported by a vote of the members at the Annual Meeting. The 55-dollar amount is per year per property and will be due upon receipt of an invoice at the beginning of 2021. ACE Property Management, www.goACEpropertymanagement.com, will be sending the invoices soon. **As a reminder, our Covenants require all members to keep their contact information current.**

The Board has established the 2021 Covenant Enforcement Policy which is also included. The Covenants are available at the website listed at the top of this page. We are aware of several Covenant violations and courteously ask that our members with violations kindly resolve them without neighbor or Board involvement. Our Board will not be functioning as covenant cops; however, as stated in the policy, we will be actively responding to each and every violation reported to us. Please notice that typical violations are listed in the Covenant Enforcement Request – also on the website.

Questions can be emailed to CarriageHillsHOA@midco.net or mailed to CHHOA, PO Box 9565, RC, SD 57709

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