

DATE: May 9, 2021

TO: All Anna Court HOA Lot/Dwelling Owners

FROM: Anna Court HOA Board of Directors

RE: IMPORTANT – Follow-up from the April 30, 2021 Annual HOA Meeting

First and foremost, this letter is to inform all of you what has recently transpired from the Annual HOA Meeting for Anna Court.

1. A new Board of Directors has been voted in along with terms in which they will serve.
 - Lyle Tolsma (President) 3-years (2024)
 - Jackie Peterson (Vice-President) 2-years (2023)
 - Rick Bates (Secretary-Treasurer) 1-year (2022)
2. There has been a shortfall of funds within the HOA to pay for all expenses, specifically the irrigation watering. In order to pay for the debt from 2020, funds from the 2021 budget have been used. Unfortunately, this leaves a shortfall of funds available to keep the 2021 HOA budget soluble.

The Nomination and Finance Committee that was previously set up by Brett Grosz, met and provided 2 options at the meeting. (Please refer to attachments for each of these options)

First Option, “HOA fees with irrigation water paid by the HOA” shows what the monthly HOA fee rates would be effective July 1, 2021 if the HOA membership votes to maintain group payment for watering lawns (continuing the same lawn watering payment system as we have now, however with increased HOA rates).

Second Option, “HOA fees with metered irrigation water” shows what the monthly HOA fee rates would be effective July 1, 2021 or soon thereafter as individual meters would be installed. **Please know that selection of this option also means that you agree to be assessed the cost of installing an individual meter on your lot for lawn watering. That cost is estimated to be between \$750 to \$1,500 as a one-time payment.** To further clarify: You currently are billed individually for water you use in your residence to include outdoor spigots. Under this proposal you will also receive a separate bill for the water you use on your lawn. That bill is in addition to the monthly HOA fee rate listed on the second option table.

Also attached is an **ELECTION BALLOT** to vote your choice to either maintain our current system of including lawn watering in our monthly HOA fee; or to vote to change to an individually metered/billed irrigation watering system (this is in addition to the bill you

currently receive for household water usage) and the agreement to pay up to a \$1,500 one-time payment for the cost of installing your meter. This ballot must be returned to Lyle Tolsma by May 22, 2021 to be included in the official vote.

3. Brett Grosz had assigned 3 committees: Nominating and Finance Committee, Covenant Control Committee, and Construction Compliance Committee. Per our Covenants we do need to refresh or appoint a new Nominating Committee as their role expired following the April 30, 2021 Annual HOA Meeting. Additionally, the Board would like to receive feedback from the nominal committees regarding the status of future meetings and any work in progress that may not have been reviewed at the Annual HOA Meeting. I believe Shauna Sheets and Rick Bates were the hosts for each of these committees.

Additionally, if any HOA member has interest in participating on any of these committees please contact any of the Board of Directors.

Sincerely,

Attachments (2)

- Options/tables for Lawn Watering HOA rates
- Ballot to select Continuing Lawn Watering Fees in HOA Fees, or Individual Lawn Meters

Board Members can be reached at the following:

Lyle Tolsma
23807 Anna Ct.
Rapid City, SD 57702
(605)381-8888
Lyle.Tolsma@gmail.com

Jackie Peterson
23808 Anna Ct.
Rapid City, SD 57702
(520)468-1486
jackiedan@q.com

Rick Bates
23800 Anna Ct.
Rapid City, SD 57702
(605)390-3916
rikb8s@outlook.com

HOA fees with water paid by HOA (option/table 1)

Lot	Size	Owner	Pay HOA?	Lot Equivalent	HOA Fee
55A	0.275	Bates	YES	0.55	\$126
55B	0.223	Rhodes	YES	0.45	\$103
56	0.440	Meggs	YES	1	\$207
57	0.500	Hancock	YES	1	\$207
58	0.426	Heitsman	YES	1	\$207
68	0.843	Jaqua	YES	1.9	\$393
67	0.436	Tolsma	YES	1	\$207
66	0.488	Sheets	YES	1	\$207
65	0.524	Batie	YES	1	\$207
64	0.705	Kahler	NO	1.6	\$331
59	0.425	Colerick	NO	1	\$207
60	0.425	Boehler	NO	1	\$207

HOA fees with metered water (option/table 2)

Lot	Size	Owner	Pay HOA?	Lot Equivalent	HOA Fee
55A	0.275	Bates	YES	0.55	\$76
55B	0.223	Rhodes	YES	0.45	\$63
56	0.440	Meggs	YES	1	\$117
57	0.500	Hancock	YES	1	\$117
58	0.426	Heitsman	YES	1	\$117
68	0.843	Jaqua	YES	1.9	\$223
67	0.436	Tolsma	YES	1	\$117
66	0.488	Sheets	YES	1	\$117
65	0.524	Batie	YES	1	\$117
64	0.705	Kahler	NO	1.6	\$188
59	0.425	Colerick	NO	1	\$117
60	0.425	Boehler	NO	1	\$117

Anna Court Homeowners Association

Rapid City, SD 57702

Member name: _____

Date: _____

Member Signature: _____

Lot #: _____

Proxy name: _____ (if applicable)

Proxy signature: _____ (if applicable)

**ELECTION BALLOT – Re: To Change or Not Change to
Individual Lawn Watering Meters and the Associated HOA Fees
Effective July 1, 2021**

Please mark “X” to denote your vote:

_____ HOA fees with water paid by the HOA. By selecting this option you are agreeing to continue the practice of having your lawn watering costs included in your monthly HOA fees and adjustments. The next increase would be effective July 1, 2021 as included in Attachment 1 to memo dated May 9, 2021.

_____ HOA fees with metered water. By selecting this option you are agreeing to a one-time payment up to \$1500 for the installation of an individual lawn watering meter as contracted by the HOA. You also agree to continue paying any current or adjusted HOA fees prior to the operational start of the individual metering system. Once the metering system is operational the HOA fee would be as included in Attachment 1 to memo dated May 9, 2021

This ballot must be returned to: Lyle Tolsma by May 22, 2021 to be a valid vote.

Lyle Tolsma

23807 Anna Ct., Rapid City, SD 57702

Lyle.Tolsma@gmail.com

(605)381-8888