

Terry Valley Landowners Association HOA

P.O. Box 186

Lead, SD 57754

605-580-0122

Website: terryvalley.org

The Annual Meeting of the Terry Valley Landowners Association was called to order on Monday, April 28, 2025 at 5:35 p.m. at the Deadwood Chamber of Commerce Conference Room by President Jon Torgerson. Landowners Association Directors present were Jon Torgerson, Peder Torgerson, Janell Berg, and Rustin Nordsven.

The Terry Valley Landowners Association handles all building permits, adherence to the Covenants, Resolutions, Procedures and Regulations, Ordinances, and other general development matters.

A motion was made by Jon Torgerson and seconded by Janell Berg to approve the meeting agenda as printed. Motion Carried. No conflicts were declared by the Terry Valley Landowners Association board members. One Speaker request form was presented by a Landowners Association member regarding Garbage Collection/Trash Bins concern.

The minutes of last year's annual meeting held on May 26, 2024 were reviewed along with the January 27, 2025 TVLOA Board of Directors meeting minutes and a motion was made by Janell Berg and seconded by Jon Torgerson to approve the minutes as printed. Motion Carried.

General Manager Mike Hale gave the financial report for the 2024 Terry Valley Landowners Association Cash Flow Statement and 2025 Budget. The Association remains in good financial condition. We have approximately 190 Business/Rental properties, 41 Private Cabins/Homes, 7 Primary Resident Homes and 166 Bare Lots. At present we have 5 property owners delinquent on 2025 membership dues out of a total of 257 owners. No new building permits are currently in process.

Garbage Collection continues to be a significant problem. Kieffer Sanitation is currently the garbage provider. Lighter weight garbage containers cannot be used. More sturdy garbage containers with wheels and securely attached lids can be ordered from the garbage provider. The Boards of the Terry Valley Landowners Association and the Terry Valley Road District will continue to monitor garbage collection services and explore uniform Garbage Storage Racks.

Mike reported that the entire development will again be sprayed for noxious weeds. Spraying will start around mid July. A 75 to 80 percent kill is expected annually by Lawrence County. Property owners wishing to not participate in the spraying program will be responsible for clearly marking their property not to be sprayed indicating that they will handle their noxious weeds. The NOTICE was reviewed that was sent to the entire membership with the Notice of the Upcoming Annual Landowners Association and the Annual Road District Meetings. The intensity of the bark beetle infestation remains low, however in a recent article in the Black Hills Pioneer Newspaper, Forest Experts warn that now is the time to treat trees to prevent infestation of engraver, mountain pine and turpentine beetles. If a member has trees on their property that they want to protect they are advised to call Warren Chemical in Rapid City (605-342-7644). Further spraying will be evaluated on an annual basis in consultation with Lawrence County Invasive Species.

There is ongoing concern regarding dead trees and other combustible materials within the Development. It is imperative that all dead material be removed for the health of the forest and fire prevention. The Board is in consultation with the Lawrence County Wild Fire Division. You can contact them (Jordan Harrington) at 605-584-2300 ext 216 for property evaluation and cost assistance in cleaning up your property of dead trees and brush. The property owners who remove these materials from their properties themselves can haul them to the rubble site outside of Lead. To reach the rubble site, take the first turn to the right after passing Lewie's Bar and Grill going toward Lead. Follow the road to just past the Kirk Trailhead, take a right turn and follow the road about three miles. The rubble site is on the left.

The Procedures and Regulations updated October 1, 2024 remain in force and are posted on our website at terryvalley.org. **Please thoroughly read** and post in a very visible location for your guest's information.

Property owners are strongly encouraged to apply asphalt millings to their private driveways to cut down on mud tracking into their cabins and onto Terry Valley Road District Roads.

A motion was made by Rustin Nordsven and seconded by Peder Torgerson to appoint the slate of directors as presented for the upcoming year. No nominating petitions were received. The directors include Janell Berg, Jon Torgerson, Peter Torgerson, and Rustin Nordsven. Jon Torgerson will serve as President and Janell Berg will serve as Vice President. Motion carried.

MINUTES OF THE ANNUAL MEETING AND THE CURRENT PROCEDURES AND REGULATIONS AS WELL AS OTHER IMPORTANT DOCUMENTS ARE POSTED ON OUR WEBSITE at terryvalley.org.

A motion was made by Jon Torgerson and seconded by Rustin Nordsven to adjourn the Terry Valley Landowners Association Meeting at 6:30 pm. Motion Carried.

Respectfully submitted,

Michael J. Hale
Secretary/Treasurer

Terry Valley Road District
P.O. Box 186
Lead, SD 57754
605-580-0122
Website terryvalley.org

The Annual Meeting of the Terry Valley Road District was called to order on Sunday, May 26, 2024 at 5:30 pm at the Deadwood Chamber of Commerce Conference Room by Secretary/Treasurer Michael J. Hale in the absence of President Janell Berg. Road District Trustees present were Susan Szutz and Craig Malone via proxy.

The minutes of the last annual meeting held May 2, 2023 were reviewed and it was noted that they were previously approved by the Road District Board of Trustees on Tuesday, October 17, 2023.

The purpose of the annual meeting is to elect a Trustee for the expired 3 year term of Susan Szutz. No nominating petitions were received and Susan Szutz was seated for an additional 3 year term.

The Terry Valley Road District handles all road maintenance and related matters and is by law a governmental subdivision of the State of South Dakota. The last annual meeting of the Terry Valley Road District was held on Tuesday, May 2, 2023, as required by State Statute.

The Road District includes 255 members of which 182 are business/rental properties, 30 private cabins and 9 primary residences.

General Manager Mike Hale gave an update on the activities and financial condition of the Road District for the calendar year 2023. The Road District is in good financial condition. Mike advised that we have had no complaints regarding road problems this past winter. Our current road district contractor, Leroy Stuen Construction LLC has an Ongoing Road District Maintenance Contract and the only change for the upcoming year beginning April 22, 2024 is an increase of \$5 per hour for all equipment and labor hours used in road maintenance operations and that further increases may be necessary as fuel prices and labor hours continue to escalate.

General Manager Mike also noted that Badger Trail and Lower Last Chance Trail were added to the Road District by the Lawrence County Board of Commissioners effective February 13, 2024. All property owners affected signed forms required by SD State Statutes requesting that their property be added to the Road District. Turkey Trail was included in the group of roads to join the Road District but as required by State Statute but one owner said NO so the entire Turkey Trail was not allowed to join the Road District. The Board of Trustees will continue to try to get all owners on Turkey Trail to sign the form requesting admittance to the Road District.

A Motion was made by Randy Schold and Seconded by Lorrae Lindquist to appoint the Slate of Trustees as presented. No nominating petitions were received for the upcoming year. The current Road District Trustees are President Janell Berg, Craig Malon, and Susan Szutz. All Trustees hold three year rotating terms.

The Terry Valley Road District Board of Trustees renewed the Stuen Excavation and Hauling Inc. Ongoing Road Maintenance Contract for complete Winter and Summer Road Maintenance on all Road District Roads within the Development.

The State of SD DOT Road Signage Upgrade Project has completed their review of our Road District Signage with minor changes recommended. Signage will be updated and replaced during the summer of 2024. All costs will be covered with government grant monies. To meet current speed limit recommendations all speed limit signs will be changed from 15 miles per hour to 20 miles per hour.

The Rules and Regulation dated 1/29/24 were reviewed and no changes are anticipated.

MINUTES OF THE ANNUAL MEETING AND THE CURRENT RULES AND REGULATIONS AS WELL AS OTHER IMPORTANT DOCUMENTS ARE POSTED ON OUR WEBSITE AT terryvalley.org.

Meeting was adjourned at 7:00 pm.

Respectfully submitted,

Michael J. Hale
Secretary/Treasurer

Contact information you may be interested in knowing:

Road District Contractor - Leroy Stuen Excavation LLC	605-641-1930
Driveway Snow Removal - Leroy Stuen Excavation LLC	605-641-1930
Dennis Page	605-645-2043
Tree/brush removal - Leroy Stuen Excavation LLC	605-641-1930
Dennis Page	605-645-2043
Terry Trojan Water District (Address changes & Billing)	605-722-7560
(Water Problems)	605-580-1078
Lawrence County Equalization (Address changes)	605-578-3680
Lawrence County Invasive Species - David Heck	605-642-1976
Black Hills Pioneer Newspaper subscription	605-642-2761
Lawrence County Sheriff's Department	605-578-2230
Game, Fish & Parks - Mountain Lion Sighting or Encounter	605-394-2391
Coeur Wharf Mining Questions & Concerns	605-584-1441
Matt Zietlow, Environmental Manager	775-304-1682
SD Wild Land Fire Office - Burning Permits (issued between Nov 1 and May 1 with 2" snow cover) and Fire Pits, Incinerators, and Outdoor Fireplaces, etc. Regulations and Permits required from State	
Ray Black	605-584-2300 Ext 219
Cody Griffie	605-584-2300 Ext 218
Forest Fire Fuel Evaluations (Dead Trees/Branches/Brush Cleanup Benefits)	
Jordan Harrington	605-584-2300 Ext 216
Department of Agriculture & Natural Resources (Leaking Septic Systems Resolution)	605-773-3351
Sander Sanitation Garbage Service	605-673-3174
Kieffer Sanitation Garbage Service	605-892-4635
Electrical Power Outage - Black Hills Energy	888-890-5554
MDU - Smell of gas	911
SD Dept of Health (Charlotte Johnson)	605-394-5288
Before You Dig Locator Service	811
Mid Dakota Vegetation Weed Spray Service	605-530-8089
Ed Conover - Weed Whacking, Mowing, Trimming Raking & Snow Removal	605-920-0240
Garret Boline - General Construction Contractor - Smaller Jobs - windows, doors, etc.	605-645-7036
The Bug Guy Insect Control (Jake)	605-695-9560

