

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 Sunday, May 26, 2024 at 4:00 p.m. at the Deadwood Chamber of Commerce Conference Room by President Jon Torgerson. Landowners Association Directors present were Jon Torgerson and Peder Torgerson. Absent were Janell Berg and Rustin Nordsven.

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

The minutes of last year's annual meeting held on June 24, 2023 were reviewed as approved by the Board on 10/17/23.

General Manager Mike Hale gave the financial report for the year 2023. The Association remains in good financial condition. We have approximately 158 Business/Rental properties and 38 Private cabins. At present we have no property owners delinquent on 2024 membership dues out of a total of 260 owners. One new building permit is currently in process.

Garbage Collection continues to be a significant problem at many properties. Kieffer Sanitation and Sander Sanitation are currently the garbage providers. Lighter weight garbage containers cannot be used. More sturdy garbage containers with wheels and securely attached lids can be ordered from the garbage providers. 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 and 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 Rules and Regulations dated January 29, 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.

A motion was made by Todd McPherson and seconded by Ron Doerr to appoint the slate of directors as presented for the upcoming year. No nominating petitions were received. The directors include Janell Berg, Jon Torgerson, Pete 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 RULES AND REGULATIONS AS WELL AS OTHER IMPORTANT DOCUMENTS ARE POSTED ON OUR WEBSITE at terryvalley.org.

Meeting was adjourned at 5:30 pm.

Respectfully submitted,

Michael J. Hale
Secretary/Treasurer

Terry Valley Landowners Association
Cash Flow Statement
Calendar Year

	Actual 2021	Actual 2022	Actual 2023	Budget 2024
Beginning cash	\$ 7,501	\$ 8,547	\$ 4,190	\$ 4,254
Income				
Assessments	14,785	20,266	27,110	31,875
Building Permit Fees	10,300	4,500	5,300	5,000
Interest Earned				
Total Income	25,085	24,766	32,410	36,875
Expenses				
Weed Control	6,167	8,919	9,268	9,000
Administrative	11,470	11,987	12,047	13,500
Insurance	3,756	5,913	6,230	7,000
Office	2,136	2,178	2,384	2,400
Legal	510	126	2,417	2,000
Total Expense	(24,039)	(29,123)	(32,346)	(33,900)
Ending cash	\$ 8,547	\$ 4,190	\$ 4,254	\$ 7,229

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 Griffiee	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