

From: Pine Shadows Property Owners Association <PSSOA@outlook.com>

Sent: Friday, July 25, 2025 09:03 PM

Subject: Pine Shadows Subdivision Property Owners' Association Annual Meeting

Please reply 'Received' to this email, all those who do not submit a response will be mailed a paper copy. This is to eliminate those that have not received emails in the past.

OFFICIAL NOTICE

PINE SHADOWS SUBDIVISION

PROPERTY OWNERS' ASSOCIATION ANNUAL MEETING

AUGUST 16, 2025 9:00 AM

Our annual meeting will be held at the Hot Springs Chautauqua Park picnic shelter starting at 9:00am on August 16th, 2025. We ask that you bring your own refreshments as needed and be aware of wasps in the area that always seem to be prevalent at this meeting. Feel free to bring shareable snacks if you are so inclined.

Please take a few minutes to review the agenda. If you have any questions, comments, or concerns, please contact the board via the PSSPOA's mailbox at PSSOA@outlook.com.

Three board members have completed their 2-year minimum service and one is resigning, this leaves four of the five positions to be filled by election at this annual meeting. If you are interested in serving on the board to fill the seats, please contact the PSSPOA at the email address above to have your name put on the ballot. We will also accept nominations from the floor at the meeting.

AGENDA

1. Call to order (Aidan Toprakci, Treasurer)
 - a. Determination of a quorum (Marilyn Milner, Acting Secretary in Rebecca Hust's absence)
2. Approval of annual meeting minutes of 2024. Copies will be available at the meeting
3. Treasurer's report (Aidan Toprakci)
4. Old business
 - a. Website Use & Accessibility, [pineshadows.org](http://www.pineshadows.org) (Janie Toprakci)
- i. Meeting Minutes can be accessed at <http://www.pineshadows.org/board-meeting-minutes/>
5. New business (other than elections)

a. Noxious or Offensive Activity Covenant Review

b. Road District Presentation, District Budget Meeting to be held September 20th @10am at the library.

i. Separation of Road District and POA. All dues go to improvements within the Properties, none to the Road District. Road District to change special assessment to cover all road district needs. Notification to property owners of increased amount in special assessment. Request financial report from Road District.

ii. Yield sign request at Forest intersection.

c. Cathy Sotherland Property Annex Presentation for Review (Cathy Sotherland)

i. A list of questions compiled by the PSSPOA and Road District Boards concerning the property annex will be available at the meeting. If you would like a copy in advance, please reply to this email.

d. Airbnb use of properties, Owner's responsibility for actions of tenants

e. Vote to assess liens on all properties that are delinquent on dues (21 properties for 2025, 6 two years & 1 three years)

f. Mailbox needs, all are full. Lack of dues collection has not allowed us the affordability of purchasing another cluster.

g. Mullein control

Noxious weed information can be found at:

<https://fallriver.sdcounties.org/weed-pest/noxious-weeds-and-pests/>

h. Dog on leash county ordinance 2010-01

SECTION 1. DOGS AT LARGE No owner may permit his dog to be at large off of the owner's premises.

i. Open Fires informational review.

Fall River County ban in force can be reviewed at: <https://fallriver.sdcounties.org/files/2016/06/FR-Resolution-2014-20-Burn-Ban.pdf>

j. Questions from the floor.

k. Review of board member qualifications, call for nominees.

6. Election of board members

7. Next annual meeting will be August 15, 2026, time and place to be determined.

8. Adjournment