

11PD036 – 11PD037

From: Wards [<mailto:dncward@aol.com>]
Sent: Tuesday, October 04, 2011 2:40 PM
To: rrmeadowshoa@gmail.com; John Brewer; Lacock Fletcher
Subject: Red Rock Meadows issues

John,

Thank you for taking the time to talk to me this afternoon. Regarding the questions you had sent to the planning commission the following is a recap of our conversation.

1. The homes to be built on the west side of Dunsmore Road will be a part of the Red Rock Estates HOA.
2. I recognize the drainages in Red Rock Meadows have been an issue since the development was begun. Per our discussion today DKEA will maintain the new drainage facility on Sahalee Drive as well as the existing facility between Portrush and Sahalee. We understand you do not want to be responsible for any maintenance but will work with us to make sure no debris is placed in the facility that will make the mowing difficult.
3. We are currently installing a new light on Dunsmore Rd.

The long term objective, upon completion of the development, will be to work with the City of Rapid City to have them take over maintenance of the drainage facilities and the lighting maintenance.

Sincerely,

Don Ward

11PD036 – 11PD037

From: Wards [<mailto:dncward@aol.com>]

Sent: Tuesday, October 04, 2011 4:06 PM

To: Lacock Fletcher; rrleas@yahoo.com; Brewer John; Scull Andy; Snyder Josh; Popp Dennis; Weimer Len; Braun Erik; Rolinger Steve; Landguth Dennis; Marchand Linda; Swank Jan; Fink Patrick

Subject: Red Rock Meadows

Dear Dr. Leas,

My name is Don Ward. I am the developer of Red Rock Meadows and Red Rock Estates as well as Red Rock Golf Club. I have been the developer since the inception of these projects and will be the developer until they are completed. I received a copy of your letter to the Rapid City Planning Department and thought I would address your concern about the covenants.

The new lots in Red Rock Meadows have the same covenants as all previously platted and built homes in the subdivision. A copy of the covenants attached to these lots may be obtained at the Pennington County Courthouse where they have been recorded as a permanent document on each lot. The home under construction has not even been framed yet so I am not sure what covenants they could be violating. However, I will specifically discuss this with the purchaser of the lot to make sure he makes any corrections necessary. Regarding any previously built homes I am unaware of any glaring covenant violations although sometimes some do occur. This should be addressed by your Homeowners Association. I can also say that the builders who will be building in the new phase have significant experience and build a very high quality product.

I appreciate your concern and as a Red Rock resident myself I understand why you want to make sure the development continues to be built properly.

Please feel free to call me with any questions at 605-431-8208.

Sincerely,

Don Ward
DKEA, LLC