

## **HOA Meeting Minutes for 05/08/2024:**

The Meeting was called to order at 6pm, with all members present.

Mark began with an overview of the FY2024 income and budget. All HOA dues were received by April 1<sup>st</sup> 2024, with the new on-line payment method being used by several owners. All budget items were either at, or under budget. The gas royalties were currently normal and expected to be higher than budgeted.

Mike said that there have not been any recent build requests submitted.

Dave spoke about the roads and equipment. Although old, our equipment is sound and all maintenance is completed. New chains were purchased for the tractor. Rick Hicks has been doing work with the tractor on the roads in various locations. Some work has already been done on the east end of Badger and the top of Hilltop with 3" road base, with further to be done with ¾" road base. Further work is to be done on Lakeview and up toward Bobcat. The nature and scope of this future work will be discussed further and the next scheduled meeting. Dave estimates that a total of \$16k will be needed to complete these and future repairs in the worst areas. The board voted unanimously to allocate funds for current and future roadwork.

Dave also brought up owner complaints regarding UPS and FedEx dropping off packages at the caretaker cabin when the weather and roads are clear. The board considered putting a chain across the access road from April 1<sup>st</sup> until winter started, with this to be discussed further at a later time.

Tom spoke about gopher activity around the caretaker cabin and it was decided that the issue did not seem as bad as it had been. The decision was made to continue to watch this and delay any money being spent on treatment.

Rick Hicks asked about work being done on the Ranch House and Dave went over work that was being done by Steve Zwart to the kitchen and bathroom to repair it.

Brad spoke regarding weed spraying in the large meadow. There is currently \$500 in the budget for this.

Discussions would be made regarding the annual HOA meeting, with the decided-on date to be announced.

The next HOA meeting was scheduled for July 8<sup>th</sup> 2024 and the meeting was adjourned.