

HOA Meeting Minutes for 08/17/2024:

The meeting was called to order at 4:38pm, with all board members present. The meeting began with the introductions of board members and all of those present at the meeting.

Mark spoke about the budgets for this current fiscal year and the proposed budget for next year. All dues for this year were collected by April, which was appreciated. For this year, gas royalties were down some. However, this was offset by having payroll and taxes lower than expected, which was due to the many resident volunteers that help. This fiscal year, Oct-Sept, we had to spend an additional \$3,000 on road repair, due to the recent heavy rains. Mark presented the proposed budget for next year, which was voted on and passed.

Dave then talked about the roads, as well as fire mitigation. There are currently no bonds available to reimburse any mitigation spending, but he reinforced the importance of still doing fire mitigation. There was a question about easements, their boundaries and whose responsibility it was to mitigate these areas. It was stated that property owners are responsible for mitigation and maintenance for their entire property, including the easement, which they still own and are only restricted from building on it. Dave said that the current model paying residents to clear and maintain roads, with some residents volunteering, has been working well. All of the HOA's equipment is around 25 years old, but is in good working order. Dave also mentioned that major road repair cost's the HOA about \$10 per foot of road. He also reinforced that the culverts at the edge of and under roads are the HOA's responsibility, but that the ones at driveways are the owner's responsibility to maintain. A question was asked about the lot make-up in the HOA and Mark said that there are currently 60 improved lots and 18 unimproved lots.

Tom talked about the importance and value of residents volunteering, as well as the need for generosity toward other residents, which is the bedrock of our community.

Mike said that there have been no new applications for new builds. A question was asked and he clarified that applications are required for structures 200 sqft and over, which also need county code approval.

Tom then initiated the process to fill two vacant board seats, due to terms ending. No residents informed the board that they were interested in running for these vacancies. All present voted and both Mike and Mark, who were willing, were voted to continue another term.

The meeting was then opened for comment, questions and feedback from residents present. A request was made for a Facebook posting to be done when any work was being done where help was needed from any willing resident volunteers. It was also mentioned that the postings board at the mailboxes could be used. These are currently locked, with the Treadwell's having the keys. Carrie Bachelder volunteered to organize a volunteer recycling group for any interested residents. Tom asked those present about the possibility of having annual meeting at a resident's property, instead of the HOA property. The consensus of those present was that it remains at its current location, which was considered more neutral.

The meeting was adjourned at 5:43pm and the celebration began.