

Jan 18, 2022 Board Meeting

Board present: Keeli Brady, Adrienne Montoure, Trevor Goodman, Laurie Jordan, Tom Gnewuch, Nick Jordan, Jason Vongs

Homeowners/others present: Karin Powell, Sandy Stratton, Amy Ashby

Keeli called meeting to order 6:31pm

No agenda from December but approve from November. Tom motions to approve and Jason seconds.

No minutes from December but approve from November. Jason motions to approve and Adrienne seconds.

Homeowner concerns:

None presented

Treasury:

Bank statements read by Amy since our meeting was on zoom. Tom hadn't received statements yet. Balance was \$22,698.86 in general funds.

Admin:

Quick books has been cleaned up. The accountant and Amy worked together to clean up bad debt that was untraceable prior to 2020. Homeowner invoices have been sent and Amy is starting to hear back from homeowners. Amy worked with at title company, QuickBooks records and the assessor's office website to gather information and create a homeowner list. The HOA now has an excel document with the most up to date information.

Maintenance:

Nick feels likes snow plowing is too expensive and parts of the ranch could receive a second go over but not all and we shouldn't be charged in full. Parts of the ranch are worse than others as far as how the snow falls and weather hits. Keeli explained how flexible Evergreen company is and is willing to discuss this with Zack. She explained they are the cheapest company in the county. Keeli does need board approval each time they want to have the roads plowed as this is a \$1,500 each time. Amy will create a group text for board members to use during more emergent situations such as this to make decisions.

Board discussed hiring a maintenance person with minimum hours possibly just for the winter months possibly back up to pool maintenance later in the summer. Board members will send list of job duties they'd like to see accomplished and board will discuss hours and pay.

Bathroom: Will discuss possible upgrades to fix things that are broken. Nick and Trevor will help with replacing the toilet as recommended by the plumber.

Pool: Need to get on the calendar to get repairs done before its time to open. Keeli and Trevor are working on contacting past contractor to get quotes.

Old Maintenance:

Moveable speed sign Adrienne presented information via email with quote. Tom feels like it was too expensive. The speed sign will keep track of problem areas i.e. how many speeders come thru an area. Amy will create a letter to send to homeowners explaining the alternative will increase dues.

New Business:

Construction application spreadsheet was reviewed with a couple homeowners requests still pending. It was determined that after 14 days Amy will send text to the board when not heard from. It is up to the homeowner to submit the request and respond with any additional information.

The board went into executive session at 7:40pm

Adrienne made a motion to end the meeting at 9:10pm and Jason seconds.