

## POA Meeting 25 March 2017

Meeting was called to order at 11 a.m. by President Richard Messner. Owners of only 10 lots were present.

Ann and Dawn were not present from the Board.

A motion was made to accept the minutes of the last meeting as posted on the web, seconded and adopted by all present.

The *Treasurer's Report* was given, a summary follows:

	11 June, 2016	25 March, 2017
5 <sup>th</sup> 3 <sup>rd</sup> Bank	4,209.81	12,179.43
Savings	8,527.51	6,547.32
Emergency Fund	21,222.68	21,286.01
Total	33,960.00	40,012.76

Money Owed by Us	50.00
Money Owed to Us	8,628.18

### *Discussion:*

Crystal asked how the cost for mowing this year compared to last year. Joel said that it was similar.

Chris asked why there was gravel and stones on some of the roadway. Rich stated that this was the result of the ditch cleaning that was done.

Stephan asked about utilizing “Ground Control” company for ditch cleaning. Rich stated that he didn't have contact information for this company. Stephan said he will forward the contact info to Rich for review.

**Action:** Rich reminded everyone to please communicate with him or another Board member if he/she has any suggestions, recommendations on the upkeep of the community. This includes contractors or any outside services as it has proven to be a problem getting quotes. This Board is open to suggestions from all its members.

### ***Obsolete Weed Eater:***

**Action:** The membership agreed to write off the community weed eater that was old and outdated.

### ***Fortune Property/Overdue Payments/Community Disruption:***

In addition, there was unanimous support from the membership present, that we proceed with legal action against the Fortune's for nonpayment of dues by foreclosing on their property. There have been numerous calls to the police due to “disruptions” of the neighborhood by the Fortune's and their visitors.

**Action:** The Board will meet with its lawyer to discuss legal options and possibly move forward with foreclosure.

### ***Water Tank:***

A discussion about our inoperative water tank took place. Lou Federico gave a briefing on the efforts to find someone to fix or

replace the defective water valve. The cheapest quote was nearly \$3,200 using a substitute valve type. There was a discussion on whether to repair the tank or abandon it.

**Action:** The members voted to continue to repair the tank. Another discussion ensued about how to pay for the repair with one suggestion that people who live on the mountain pay the entire bill. Chris Amsbary suggested that the tank benefited everyone not just home owners so the members voted to repair the valve out of the general fund.

### ***Annual Dues/Finances:***

The next item on the agenda was the annual dues, Rich ask for suggestions on how we could get them raised. Everyone agreed they were too low and there were many suggestions. There was a suggestion to do a detailed budget so people could see why we needed more money, another suggestion that we do an engineering study and others that allowed the people who lived on the mountain to voluntarily donate money, a lottery and charging contractors to drive on the roads. The bottom line however was that the 75 percent pass threshold was too high to get any resolution passed and the only viable means of raising money was through special assessments.

### ***Right of Way:***

Rich briefed the membership about an ongoing problem with the right of way outside the gate. One of the property owners has determined that existing road is not in the correct location,

however our developer did not put in the road as it was put in over 50 years ago.

**Action:** The members all agreed not to take any action on the “Right of Way” problem and felt the land owners’ claims were baseless.

### ***New Home Structure:***

There was a discussion about a proposed home to be built on the mountain. A briefing was given by the homeowner and although not a “stick built on site” house everyone agreed it would enhance the community and property values.

**Action:** The membership approved the construction.

### ***Speeding:***

Rich briefed that there had been complaints about speeding on the mountain.

**Action:** All were asked to please be more considerate and slow down to keep everyone safe.

### ***“Clean-up Schedule”:***

Rich thanked the people who had signed up and participated in the community litter cleanup program, it seems to have been a big success.

**Action:** The schedule for anyone who wants to sign up is on the web site, just contact a board member to sign up.

### ***New Residents:***

Rich informed the members of new residents that have purchased homes or lots since the last meeting:

Terri Minor and Kristi Black

John and Anika Jaan

Marie and Bob Steffens

Jon & Liza Rushford

Brandon Herder and Chad Allen

### ***Fence:***

The fence down in front of the property was discussed. It will need a little work, post replacements and painting.

**Action:** The membership agreed to spend the funds to accomplish this task and schedule a work day to get it done.

### ***POA Board:***

Rich briefed that we were looking for new board members and that we are currently short a secretary. Hopefully members of the community will step up and assume some of the responsibility. The term for the current board ends in June 2017.

**Action:** The membership was asked to consider assuming a Board position for the next term. Because several homeowners in the community have already assumed positions on multiple boards, a request was made for “fresh blood” to assume positions in June.

There was no further discussion and the meeting was adjourned at 1 p.m.