

**NOB HILL/HUNTER HILL ROAD
SPECIAL ROAD DISTRICT**

MINUTES OF MEETING APRIL 27, 2025

Present: Sis Heath, Dennis Eberhardt, Vernessa Johnson, Kathy Haskins, Todd Vogt, Christa Vogt, Marilyn Jenkins

Dennis Eberhardt called meeting to order at 2:04 PM.

Dennis Eberhardt reported that March 5, 2025 the District was approved to be a Special Road District by the Douglas County Commissioners. The initial Board of Directors, Dennis Eberhardt, Vernessa Johnson and Cecelia Heath, were appointed for a term of one year. All Officers in future will have staggered three-year term.

We have a lot of organizing to do.

- a) Condition of the road
- b) Budget for District
- c) Operations Committee
- d) By Laws

Dennis Eberhardt explained the Operations Committees role would be to get quotes, bring quotes to Board and oversee the work to be performed.

Yearly fees were discussed. At the previous meeting, the Members present consensus was to keep fees at flat rate. The Members present at this meeting likewise agreed. Fees for this year can't be determined until a budget is set and the fee apportionment issue is settled, both in the By Laws, by Membership vote.

All meetings are public and will be announced via email to all property owners and posted at the entrance to Nob Hill Road. There will be no USPS sent unless specifically requested by a member.

Concerns about the By Laws were discussed. Dennis Eberhardt and Kathy Haskins agreed to create a draft for Membership review and vote. Apportionment of votes and fees will be addressed in the By Laws.

Voting was discussed. The Members present consensus was to keep the voting to one property, one vote and therefore one fee. That is owners of multiple properties would have multiple votes and be responsible for multiple fees. These issues, addressed in the By Laws, would require a Membership vote.

Nonpayment of fees was discussed. Dennis suggested a three-step progressive collection effort by mail:

- 1) A "Reminder" notice sent after a month of delinquency;
- 2) A "Delinquency Notice" two weeks after the first, if still delinquent;
- 3) If further delinquency two weeks after the second notice, a "Final Notice and Intent to File Lien" for delinquent fees plus costs will be sent. The lien will be prepared by the Treasurer and filed two weeks after the delivery of the Final Notice received.

We currently have a balance of \$2631.57 in the checking account. Sis Health, Treasurer, will be establishing a checking account and these funds transferred in. There will be two Officer signatures required for disbursement from the account.

Urgency of the road condition was discussed. Todd Vogt will take lead of the Ad Hoc Operations Committee which will consist of Loren Waters, Skip Wise and KC McMillon. They will devise a plan to address immediate needs and suggest a budget for the year to include maintenance.

The asphalt areas of the road are now part of the Districts' responsibility. Not the private property owner any longer. The ditches on the side of the road are also part of the road maintenance. It is the property owners' responsibility to divert the drainage from their property into the drainage ditches to avoid damaging the road.

There was discussion of Members' responsibility to maintain low speed and practices that do not damage the road. A special assessment for major damage due to irresponsibility of heavy use (equipment, commercial use, etc.) was discussed. This is an issue for the By Laws that will require voter approval.

Dennis discussed Rules of Order, but they can be rather informal, except when motions and voting are concerned. This, too, will be addressed in the By Laws.

Dennis Eberhardt adjourned the meeting at 3:10 PM.

Respectfully submitted,

Vernessa Johnson