March Meeting Minuets:

March 21, 2023: 7:00pm- 8:40pm

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| Attendance | Via Zoom:Diva Bermudez, Delia Hansen, Erica Hansen, Aminda Whitten  Absent: Erika Calchera |
| Continued Business  &  Continued Projects | Website: Aminda is continuing to troubleshoot the new website to make it user friendly so it can be launched.  Delia and Erica H. will submit receipts for icemelt purchased for HOA use and will receive a reimbursement check for the expense.  Discussed Needed Bids for Sod and Aluminum Railings: addressed in Upcoming projects  Diva advised that she will contact Jacob, who for the past several years has been maintaining the sprinkler system at the HOA. Diva will report at the April meeting if Jacob will be able to continue assisting with Sprinkler System Maintenance for the upcoming 2024 Season.  The Board was unable to get an update from Erika C. on Homeowner accounts and if any homeowners are past due. The Board will Follow up again with Erika C. In April. |
| New Business | Diva reminded the Board that the HOA annual meeting is next month and ballots need to be sent out ASAP. The board discussed the possibility of using an electronic survey program to assist with sending out ballots to all Homeowners in an attempt to simplify and streamline the ballot process while also avoiding any potential error in the tally process after voting has closed. It was also voted that any homeowner who may need, or who would like to request a paper ballot would be able to use paper and return it to a board member before the April 20th Meeting.   * Diva, Erica H. and Aminda will all research a different survey system and the board will discuss and vote on the best option during an executive session on March 28th.   + Survey providers discussed: Survey Monkey, Google Survey, and Group Me app.   + After the executive session on March 28th, the board voted to have ballots sent to homeowners during the first week of April 2024.   Further discussion was opened about the 2024 HOA term. All board members present at the meeting (Diva Bermudez, Erica Hansen, Aminda Whitten, Delia Hansen) requested to be added to the ballot for the upcoming 2024 Term.   * Current Members also discussed approaching other owners or new members of the HOA to try and promote participation on the board.   Erica H. Presented information about a railing hazard on Unit #25. It was acknowledged by all board members present that the Railings and Decks need to be prioritized this coming season due to safety concerns.  The board discussed a Grant Opportunity offered by the Uinta County Conservation District. Diva advised the board that she researched the requirements and stipulations of the grant. Some key requirements that were outlined was the project had a focus on natural landscapes that probably would not support or include sod or grass and may require use of only native plant species. Further the grant specified a requirement for volunteer labor only and no upfront funding only reimbursement of costs once the project was completed. After all discussion had concluded the board members present voted on the pursuant of the grant.   * The 4 members present (Diva, Erica H, Aminda and Delia) voted against pursuing the grant.   Discussion on HOA qualification for future grant opportunity:   * New discussion was sparked on necessary changes the HOA board would need to implement to ensure qualification for future grant opportunities.   + 1st proposed change: Board members need to start logging Volunteered time spent at meetings and completing other tasks related to the HOAoutside of meetings.     - Erica H. Volunteered to create a Google Sheet to Assist with getting the HOA started on this for the upcoming 2024 term.   + 2nd proposed Change: Board Members need to clearly designate project goals and specific funding being saved for each goal. These goals need to be tracked and progress towards goals need to be presented at each meeting.   + No voting occurred on this issue. Further discussion and planning was tabled for the start of the new term beginning at the Annual Meeting in April.   A new discussion was opened about a needed adjustment requested by Whitney (bookkeeper) at Sponenberg to have us switch to Quickbooks instead of using Zoho.   * Whitney advised she is having ongoing problems troubleshooting Zoho and has unreliable resources to help her troubleshoot or fix issues when they occur. * The Board acknowledged that Whitney has made similar complaints in the past. Diva and Erica H. raised concerns that if the board does not vote to make adjustments Sponenburg may resign and we would have limited options for a replacement.   + It was motioned to stop using Zoho and open a discussion with Whitney about what the options related to switching back to quickbooks are as well as the cost and functionality differences so the board can orchestrate the necessary changes.     - The motion was seconded     - All members present voted in Favor (Diva, Delia, Aminda, Erica H.)   + Erica H. Volunteered to talk to Whitney and report back to the board at the April meeting. |
| Financial | No account Balance was presented at this meeting. |
| Upcoming Projects | Need 3 bids for Sod for the vacant ground behind building (#1?)   * Aspen grove Nursery was previously spoken to and Delia will reach out again. * Delia will also try to locate a second Bid * Erica H. Will try to locate a third Bid   + All bids for Sod will be discussed at the May Board Meeting   Need 3 Bids for New Aluminum Railings/ possibly new Decks (if funding allows)   * All members present at the Meeting will attempt to research and contact different companies, then provide a Bid for discussion at the May Board meeting. |
| Future Agenda  Next Meeting:  HOA Annual Meeting & Election of new Board Members  April 20, 2024  09:00am | Tally Votes:   * Announce the elected 2024 board members   Identify positions for board members and each positions specific tasks   * Financial Officer, Secretary, President, Vice President, Communications Officer * ACC Member #1 * ACC Member #2   The Board needs to address ACC participation in board meetings to allow ACC members current knowledge and goals of the Board and to assist with streamlining the approval process when requests are submitted. |