

March 2023 Board Meeting Minutes

- Meeting Called to Order by Don Carlson at 5:32pm.
- Quorum established with Don Carlson, Mike Cleary, Tom Beckwith, Pam Romig, Pat Fhuere, and Brent Smith attending. Scott Ryder was not able to attend.
- Adopt Agenda for March Meeting – not made.
- Approve February 2023 Board Meeting Minutes – motion made by Mike Cleary and seconded by Pat Fhuere. Motion passed unanimously.
- Miscellaneous
 - In park behind the HOA center, there are 10 posts that will need to be replaced.

Treasurer Report – Mike Cleary

February 2023 Financials- Income for operating is now at 80% of our annual budget. 87% gained during March and February. All assessments have been paid for 2023. There are 53 assessments that will make their second payment by the end of March.

QuickBooks payroll module was paid for the year. We should be able to save \$600/annually, total cost is \$450 for the year, by including Payroll and the QuickBooks module.

There was one expense for an advertisement in September 2020 was paid for the local newspaper.

Two CD's were purchased for the Reserve Fund and the Operating Fund. Cashed out a CD that was due in June, so that we could increase the amount of interest that we can reinvest in the future of this year. Currently have 3 CD's plus money in a Money Market (\$50,000), with a total of \$175,000 invested so that we can accrue interest.

Committee Reports:

- **ACC Committee – Tom Harkin**

Met twice since last Directors meeting. A solar panel array was approved, and a landscape fence plan was approved. One lot has foundation/landscape finished. One lot has requested the HOA look at drainage plan behind their lot. ACC looked at the private property and the retention wall needed to have the tops put on that wall to retain the water, behind the lot. There also needs to have more ricrac (6") rock put down before the wall. ACC commented that once we see if that resolves the drainage problem, we can address if there is any need of further plans.

- **Landscape Committee Report – Don**

No updates to report

- **President Report – Don Carlson**

Board meeting for July will be suspended for 2023. Any pool problems can be handled by the Community Manager and by email. Motion made by Mike Cleary and seconded by Pam Romig and approved by all present.

Ute Water letter for lot #22 was visited by a number of the Board. We decided that nothing will be done. The homeowner was informed and water will be turned off.

Board informally met earlier and Capital Improvement suggestions were discussed from the feedback of the lot and homeowners. This information will be in the March newsletter. If members would like to see the individual items, Jenn will have these in her office.

Other Business-

- **Pool Volunteers – we have 22 weeks for the summer and we are missing 9 volunteers. Calendar will be posted on the Newsletter and in the office.**
- **WD Yards Quotes (2) – Meeting last October with the Board included 2 bids. One was for Lot 212 and drainage from the HOA land prior to the homeowners lot. Might be too much water on such a steep slope. The other quote was for reseeding native seed in both Liberty View park and the area across from the RCC. Area would need to be staked off. Motion made to accept second reseeding quote by Pam Romig and seconded by Pat Fheure. Motion approved by all present.**
- **Lot 35 Water Wattles (ACC to review 1st) Homeowner was present at the meeting. Action would be to have retaining wall completed and adding riprap further back to property line, with two layers of landscape fabric. Need to talk with Ken Broski, the engineer. After his property, HOA property might need some additional rock to slow down the flow of the water. ACC would prefer not to put water wattles. Meet at 10:00 Friday to discuss at property.**
- **Lot 212 repair of irrigation boxes – Boxes in the park adjacent to the lot were sunk by a truck installing a pergola. Repair will cost \$380 and homeowner will handle with contractor.**
- **Need to get 3 separate quotes for fixing erosion problems on Ledge Court including the retaining wall.**
- **Secret Canyon was notified about our approval for \$2,500 to beautify the erosion control. No response has been made.**

Executive Session: None

Next Meeting: March 8, 2023 (Wednesday)

Adjourn Meeting:

Tom Beckwith motioned to adjourn at 6:18 pm and Pat Fheure seconded the motion.

Respectfully submitted,

Pam Romig

Secretary