

January 2023 Annual Meeting Minutes

- Call to Order by Don Carlson at 7:00pm
- Adopt Agenda for 2023 Annual Meeting - adopted.
- Approve Annual Meeting minutes for January 11, 2022 Meeting - Motion made by Scott Ryder and seconded by Tom Beckwith to approve the Annual Meeting minutes for last January 2022. Meeting minutes approved.
- Establish a Quorum for Members – Had 75 responses for the quorum so meeting met requirements stated by Bylaws.
- Introduce Slate of Candidates for the Board of Directors – Don introduced candidates: Pat Fhuere, Don Carlson, Tom Beckwith, and Pam Romig. Candidates introduced themselves.
- Election of Directors – Only 4 candidates for the 4 vacancies. Result is that all 4 candidates will be the new 4 directors. Directors for 2023 also include Brent Smith, Scott Ryder and Mike Cleary.
- Review 2022 Income and Expense Statement – New expenses – New pool signs (8) - \$1,014.84. Landscape Contract – final 3 months of \$14,611.64. Capital Improvement Expense – Erosion control of \$1,340 and \$300 to Rich Gavigan for rock. Reserve Expense – Irrigation repair of \$7107.99 on Bangs Canyon and additional \$5,182.00 for additional invoices. Operating Checking EOM balance is overstated and Capital Improvement Fund balance is understated by \$100 for a transfer for a fine. The Operating Checking EOM balance shows \$14,714; however, there is \$15,202 outstanding to include the WD Yards contract payments and two small service contract invoices. The checks for the two small invoice payments (\$590), though expensed in 2022, were held until a deposit was made in January. The Operating Money Market account has an EOM balance of \$1,034.62.

- Review 2023 Annual Budget – Three major leaks in the irrigation system this past year. A new pool heater and robot were purchased, and a new filtration system was installed for the pool. We have paid for half of the new pool cover, the remainder to be paid in April 2023 when it is installed with new ropes. WD Yards proposed installing isolation valves for Secret Canyon and up on the hill by Spyglass, which we have approved and will be done before water is turned on. We also installed a cellular module on the controller so that we can monitor usage and cut the usage by 20%. Trails maintenance was done in 2022 in several areas. We hope to address more of the erosion problems in 2023, especially along the retaining wall on Ledge Court. There is also a problem with erosion on Gunnison Ridge. We have 224 lots overall: 4 homes under construction, 164 built homes and 56 lots. The Architectural Control Committee does not currently have insurance, and we will add all members on the new insurance policy in February. *Additional items that we accomplished in 2022 included putting in new pavers in the pool area, to take advantage of the natural shade of HOA building, and buying 24 new pool recliners.*
- Other Business – Current Bylaws have the Officers for 2023 being appointed at the next meeting in February Board of Directors Meeting. However, this causes problems with making payments and conducting business of the HOA in January. As per previous Annual meetings in the past, officers will be nominated and appointed during the Executive Session of this Annual meeting. Bylaws also discuss using an automatic increase for dues which the Board of Directors voted against in November 2022, resulting in this years' increase of only \$50.

Motion made to move to Executive Session and suspend regular meeting by Tom Beckwith and seconded by Scott Ryder.