

December 2023 Meeting Minutes

- The meeting called to Order by Don Carlson at 5:30pm
- Board Member quorum with the following Board members present: Scott Ryder, Don Carlson, Pam Romig, Tom Beckwith, and Mike Cleary. Patrick Fheure and Brent Smith were not present.
 - Pat has submitted his resignation from the Board due to a work-related move. The Board will replace Pat in the February meeting.
- Agenda for the December 2023 meeting was not approved.
- The minutes of the November 2023 meeting were reviewed. It was moved / seconded by Tom Beckwith/Mike Cleary to approve the minutes as presented. Motion carried by all the members present.

Treasurer Report – Mike Cleary

- November 2023 financial report
 - No unusual expenses in November. We have some utility expenses that did not get paid in November that will show up in December. Same with the bill from WD Yards, which we did not receive.
 - Dues being paid in December 2023 will be held until January 2024.
 - Secret Canyon was approved to use \$2,500 for erosion control and did not use all of it. There is still some money available for that work if the group in Secret Canyon still wants to use it.

Committee Report

ACC Committee – Jennifer Mangan (Tom Harkin was excused due to illness).

- Report on ACC meetings that have occurred. Items include: Fence on lot #181 for a partial fence. Lot #194 was a drainage plan that needed approved, and other changes.
- No recommendations to the B.O.D.

Community Manager Report - Jennifer Mangan

- Update on Annual Forms Package response has been good so far.
- We have saved 14% on energy with our new thermostats.
- Window tint will be installed on December 19.
- Recommendations on changing out light fixtures to ceiling fans with lights. Discussion to continue in February. Fans would have 68" blades.

Board President report – Don Carlson

- Dog Poop Stations – Query made to hire someone to take poop trash out on Tuesdays. We have a person that is willing to be hired to do this. Pam Romig made the motion with Tom Beckwith seconded. Motion carried unanimously.
- Light fixtures around the RCC need to be replaced that have ballasts, which means that they need to be retrofitted. Once updated we can use LED lights. We will hire an electrician to do this work as maintenance. Everyone agreed that we need to get this done.
- Drains in kitchen will not drain correctly. We need to have a plumber fix this. This is also considered maintenance. Other items are to fix the women’s toilet and check other plumbing fixtures. Another item is to fix all the holes in cabinets.
- We need two volunteers to count ballots prior to the Annual Meeting– Jeff, Bruce, and Gene will come on January 9th.

Other Business:

- Change ACC Application to make it a valid contract. The Community Manager requested that the application fee should be increased from \$2,000 as fines can come out of the Landscape escrow, and it is not enough now to make changes when they are needed.
- Dirt on the corner lot (River Ridge and Eagle Ridge) needs to be removed. Dirt has been removed by home (Lot #69) and they have been notified that the corner lot needs to be emptied as well.

The meeting has been suspended for Executive Session. Tom Beckwith made the motion and Mike Cleary seconded the motion. All members approved.

Executive Session: Yes (Community Mgr. Annual Review)

Meeting suspended. Tom Beckwith made the motion and Scott Ryder seconded the motion.

Next Meeting: Annual Meeting (Tuesday) January 9, 2024

It was moved / seconded by Scott Ryder / Tom Beckwith made the motion that the meeting be adjourned. Motion Carried by the entire group. The meeting was adjourned at 7:05.

Respectfully submitted,

Pam Romig

Secretary