

Meeting called to order @9:15

Zoom link provided - 1 attendee - Jeff Behr

All other attendees were in person at the Crescent Lake Fire Hall

Attendance in person: Gary, Brad, Dave, Tami, Nathan, Eric, Chuck, Tonya, Donna

**Report out of Officers:**

- *President:*
  - Introduced Board - to attendees
  - Committees - non-board members can be members of the committees
    - Architect committee - Nathan (Jeremy, Melanie)
    - Road - Tami (Jeff, Chuck)
    - Finance - Eric Olsen, Tami
    - Water - Dave P, Chuck, Nathan
    - By Laws and Documentation - Jeff
  
- Meeting minutes approved for FY22,
  - Motion: Chuck & 2nd Nathan
  
- Discussed By laws
- Decision to have 7 board members
  
- Several have not paid for road repair, due to concern over different approvals being required for capital expenditures
  - Road work is repair and maintenance and within board's decision to authorize an assessment, it's not a capital expense that requires a vote of lot owners and 80% approval
  
- Eagle was replaced - it was done
  
- General comments
  - Ended up with 7 on board
  - Met as a board - to organize - develop plans
  
- Voting Electronically - we ran that out through email - enabled voting electronically - turnout was stronger.
  - Plan to continue to vote electronically - to ensure better representation
  - Voting electronically on future HOA topics, we need to get better engagement from HOA Members
    - We will be using this in the future
    - Last vote we had a total of 55% then we extended it,
      - 51 voters we had 28 that voted and then extended it
      - And got more (I couldn't hear the number)
  
- *Treasurer:*
  - Budget
    - Current balance is 148K

- Need to look at dues, as we are down \$60K
  - Snow plow use to be \$12K now \$19K
  - Last year we spent a lot of money on a new well
  - Reviewed where the money went, People need to know where the money is going
  - Current Wells Fargo balances are \$128k combined checking and savings
  - Invoices will be setup to send out
  - Investigate setting up electronic payment. **AI: Eric**
  - Need to set up new address - issues with local PO box and access
  - Moving to electronic payment collection where possible, some HOA members don't have a checkbook
  - Move to Calendar year billing cycle
  - Approximately \$12,500 - uncollected -5ish people
    - **AI: Eric:** Need late notice sent to them and reminder of late fee
  - Need to hire HOA Auditor for books to get a baseline
    - Hiring Roth and Jones
  - Road maint is \$45K next year
  - If we don't raise the dues, we will be \$5K in the hole next year
- FY24 HOA dues
    - Lot Summary
    - 22 HOA Water - pavement hooked up
    - 44 HOA- bare lots
    - 5 non-HOA - claim not to be in the HOA (2 Hwy 58)
    - 3 HOA gravel - bare lots
    - 2 No HOA on Gravel - lots were sold water in 16 and 20 but not brought into the HOA. **AI: Tami** needs to find if there is paper work
    - Other 2 lots on gravel were sold water, **AI: Tami** needs to find if there is paper work
      - 5 having water connections but claim not be in the HOA
    - Total of 27 water connections and pay water connection fee
    - There is a map where the water connections are. The water main comes up the gravel road, so it needs to be maintained
    - Document from Geisler said you paid \$15K for water on gravel, not \$25K like folks on the pavement but didn't exempt them from the HOA
    - Lots that have water have to abide by covenants
    - Need to figure out how to handle the lots on the gravel road
    - General fees
      - \$100 per year for things like insurance, property tax, business registration fee,
      - All 76 lots
      - Need to build a Water maintenance fund and reserve
- Budget: It's a board decision - asked for inputs (Gary & Brad)
- Costs sky rocketing, IF we don't have enough money the Board can issue a levy to pay for an emergency
  - Budget makes sense
  - New dues would come out to \$600/lot
  - Disappointing turnout - if people cared they should show up

- Motion to approve budget - Eric; Tonya 2nd approved; All I's, zero nays

FY24 DUES

		All lot (76)	27 lots (22 +5)	66 lots
General HOA	Insurance, web, fees	\$100		
Water, maintenance, reserves		\$100		
Water service & backflow			350	
Road Maintenance and reserve				400

General was increased to \$100 during discussion to add funds to reserves

- Water fees had varied over the years
- Water use to be \$350; return to \$350
  - Feedback - approve the dues
  - 1st Chuck B
  - 2nd Dave P
- *Secretary:*
  - Person who maintains website - contract ends Dec23 and cannot renew - need to ID new Web person
  - Jeff to talk to other HOA - see if we can leverage
  - Jeff has been posting minutes to website in the interim
- Water Committee Dave P / Chuck B / Nathan K
  - Water tested - passed
  - Lower well house will be cleaned and pressure washed by Dave P and Nathan on 9/2/23.
  - Spray foam - we have the costs - 2" for \$1,200; 3" will provide vapor barrier as well and stop condensation \$1,565
    - Potential dates - in Sept
  - Need to replace pump house - need to locate someone for next year
    - Dave shared pictures below notes
  - Backflow - coming out end of the month (September) - they are scheduled from last year they do all three
  - We still need to decide what HOA pays for vs home owner
  - Working on hot tapping process - to not interrupt water service when adding a new connection
  - Pressure pump installation, Water Works from outside of bend.
    - In process - more information required to give to Water Works so they can provide an accurate quote
    - Need to size water system appropriately

- Telemetry system - there is a company - mission control - total installation - looking at \$14,500. New system cellular system - uses any tower. We do have cell/well pump. It's possible it would work. Annual fee of \$560 (phone or website) pump outputs, lever sensors. Well head (static reading) \$1,100.
  - It would eliminate the current cell phone bill ~\$1,500
  - Options to add - spotty cell service
  - Rough quote
  - Improves access to information - during winter
  - Table water level
  - Need to look at fire safety
  - Our tank is 43K gallons
- Road Committee - Jeff, Tami
    - We waited too long to commit - they will honor the bid for next year
    - Cracks - lower section -will seal this year October 10th
    - Soon as the next season - do the road
    - We will block access - when / notice (24 hour period)
    - Will try for week day (hopefully Tue/Wed)
    - In the middle of the week - some people have VRBOs rented and will need notice
    - Blackout period - no driving on it
    - Cures very quick - ~45 minutes
    - We have to cut vegetation and trees back
      - If HOA members don't cut their vegetation back, then it will be hired out and they will be accessed a fee
    - Might be good to give people option remove or pay (table to the research on the gravel road) - maybe request county?
    - Need to send out an email alert on when the work will be done. **AI: Jeff**

#### Architecture Committee

- Input - some interest in metal siding
- Participants - expressed concern
- Colors - immediate surroundings - didn't meet earth tones blending
  - Neutral earthtones
  - Times to update terminology
  - Need clear terms
- It would have to be updated and approved
- Proposed changes to the Architectural Committee; IE; metal siding, house colors .
- Maybe the metal siding looks like wood, if it's metal siding it should resemble wood product
- Colors say colors that meet the earth tone that meet the immediate surrounding,
- Recently denied a color that was blueish gray, but the color looked fine to all the Board members
- This was written in 1996
- Nathan: wants very clear, black and white terms so he doesn't do subjectively judge
- If we change the verbiage, it will have to be sent to the entire HOA for a vote

#### **New business**

- We will have general meeting once a year, may require more meetings
- Board is meeting ~ quarterly
- Committee meetings - closed
- Board meetings are open to all members - to listen in and review - they are not allowed to attend, but not contribute
- Only two on Zoom (Jeff/Meeting)
- Snow removal contract for FY24
  - We'll get two quotes for snow plow
  - Need to address some of the concerns when we get bids
  - Need to make sure - two lanes are plowed
  - Not sure why snowmobilers are dictating single lane
  - Board will approve it and decide
  - There were complaints last year on how the snow plowing was blocking driveways
  - Need to specify scope of work on snow plowing not to block drive ways
  
- Board mtgs are open for people to listen in , but no participate
- All HOA mtgs are open to all members
- We'll have zoom type link available just like this mtg
- Action - need to push people to the website via email message

Issues tabled:

- Issue with ATV, people cutting corners and use roads as race track

**Closed at 11:20am**

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**Pictures of Pump House**

Shared 9/3/2023 HOA Meeting

