

## Homeowners' Association Minutes

07-21-09

### Welcome Message

The meeting was called to order at 6:00 PM

Board members in attendance: Randy Cagle, Brian Covey, and Eva White

Treasurer: Dave Starrett

Board members not in attendance: Jim Moore and Linda McDonald

### HOA Activities Report

#### Road Maintenance

- Of the \$600 association fees, \$100 goes to the HOA - \$22,000 is for roads, personnel, and equipment
- Owens' Brothers were paid a total of \$15,000 for gravel and 44 hours of work
- This year gravel was brought in, roads were grated, and ditches were dug
- As agreed upon last year, ATV signage has been posted
- Members commented that they had just returned and that the roads were in good shape
- Maintenance is done by a combination of Phil Leslie and the Owens' Brothers

### Special Service District Project Report

- 15,000 gallon water tank has been relined and repainted
- Well "C" will be in an underground bunker w/ a booster pump
- Cabins will need pressure reducing valves if 65+ pounds of pressure
- There was a water break earlier in the year but no one was effected
- The State asks for changes in how wells are tested
- Hydrants are checked once each year
- One hydrant on the Estate side drips
  - The joints aren't restrained
  - When the hydrants need to be replaced the valve on the water tank will be used to shut off the water while work is done

### Treasurer's Report

- Copy of report was with agenda
- Dave recommended the equipment gets paid off in case there is something else we need/want to buy
- He stayed within the guidelines aside from electrical
- The water project is the only thing left and the money is there
- It does not appear that the dues will change
- Eight owners have not paid the dues on a total of 15 lots
- A question was asked about the cost of legal fees for filing the liens...it was not expensive **Randy, I don't have an exact dollar value in my notes...only that it "wasn't much" - Sorry!**

## Open Discussion

### Snowplowing

- The charge is \$75 per hour for everyone
- It is charged in ½ hour increments
- 53% of the money returns to the HOA
- \$1800.00 of plowing is still outstanding
- Suggested that someone living on the mountain should plow
- Suggested that we purchase chains for Perco's truck so it doesn't slide into anyone's cabin
- If Phil doesn't plow, he pays Perco from the amount the HOA pays him

### Cell Tower

- Previously there was overwhelming support from those who responded as long as the tower was a pine tree and not a lattice tower
- Since the property is part of the Special Service District, a vote is not necessary for approval
- Jim Moore, Gay Copsey, Dave Starrett, and Randy Cagle are members of the Special Service District
- The amount of money that would come to the SSD is not known at this time
- The positives were the potential revenue and communication
- There was opposition from the owner of a lot near the proposed tower site because it may be unsightly from that property
- Another stated they don't want to have communication options

### Street Signs

- One owner said she had three street names
- There are new street signs being held until the county ordinance spells out what the signage should look like

### Owners Contact Information

- A request was made for a list of owners and their contact information
- That information can be requested from the county
- Attorneys suggested the association not provide that information
- It was suggested that the website have a link for those interested in sharing their information

### ATV / Speed

- 10 mph speed limit needs to be enforced with company and kids
- Adults need to lead this charge, setting the example
- It was suggested that contractors have speed expectations written into contracts even though there were questions on how that could be enforced

### Dumping

- An owner stated that for the past five years he has had people dumping on his property & also taking trees, etc. off his property

## Signs

- An owner put a sign on a tree by a street and the question was raised as to whether or not that was allowed
- Since there cannot be sales signs posted, this sign is probably not allowed either
- For Sale signs have been placed inside cabins to show in windows and have not been removed even though the request has been made
  - The question was asked as to how it could be enforced

## Trailers

- Construction trailers are permissible during construction only.
- Snowmobile/ATV trailers are permissible
- RV's are not permissible. Must comply with CC&R's.

## CC&Rs

- The question was asked about why things that were previously in the CC&Rs are no longer there
  - Dogs being leashed
  - Minimum floor size – which could be addressed by the Architectural Committee
- When the four associations merged, the attorneys didn't include all the conditions that were in previous CC&Rs
- When asked if a committee could be formed to look at the current CC&Rs
  - Changes require 160 of the owners' vote of approval

## Thank You

- Brian Covey publically thanked Randy Cagle for his hard work and commitment on behalf of Beaver Dam residents
- Those in attendance showed support through applause

## **Election of Officers**

- Nominations were made for Randy Cagle, Jim Moore and Mike Mirabelli
- By a show of hands, Randy Cagle was re-elected to the Board
- Through a paper ballot, Mike Mirabelli was elected to the Board

## **Adjournment**

The meeting was adjourned at 7:30 PM