

HOA Meeting 4/27/22

Present:

Deanna Hughes (Excell Property Management)

Steve Townsend (President)

Jessica Cargile (Secretary)

Wayne Humphrey (Auxiliary Board Member)

Tabitha Hunter (Treasurer)

Meeting called to order 5:42 pm

Minutes from last meeting - motion to approve - second - approved

Budget and Financial Updates

- Deanna sent out notices to people in arrears with due dates of April 30. If they do not pay we will lien after July 31.
- Taxes were signed and mailed
- Financials are approved

Lot Transfer Update

- None

Clean Up Date in Spring

- Deanna will send notice separately
- Need to clean up dead trees in common areas

Paint Day May 7

- Tabitha and Jessica will paint, Steve will get materials

Other Lot Follow Ups and ACC Business

- New owners at Tunnels old house paved the driveway
- Notice was given to Base Inc regarding root balls and piles left all over the lot. They have not taken action to clean this up. If they don't have this done by April 30, an administration fee for mailings will be issued. After July 1, it will be \$150 fine. This will double each time notice is given and no action is taken.
- Notice was given to Weiderts to remove the junk pile on the side of the home. This has not happened. If they don't have this done by April 30, an administration fee for mailings will be issued. After July 1, it will be

\$150 fine. This will double each time notice is given and no action is taken.

- Ken Halverson moved the shed off his property
- Jolly's Siding is complete

Lot Pin Location

- Deanna checked in again, they are putting us on the schedule for pin location

Lost Creek Water Update

- None

Lot Build Updates

- None

Septic System

- No update on repairs as of now

Weed Control

- Trugreen wants us to sign the new contract, Wayne will get the quote and we will decide

Annual Meeting May 21

- Notice went out for May 21

Agenda will get created and sent out in email for approval and revisions, when complete Deanna will print out and get ready for meeting along with copy of budget.

Accomplishments of 2021:

Pump House Painting

Replaced street sign

Mailboxes installed

2022 Budget Presentation

Secretary Position Needs to be Filled - nominations

Lot Build Update

Septic Update - Repairs for Leak

Septic Capacity and Panhandle Requirements

Cleanup Day June 4

Path creation in Common Areas

Entry Improvements - We will be working on getting a plan together with what we can do and what it will cost. For anyone who wants to participate in planning this, attend the next meeting on June 29th at 5:30 pm. Note: We do not have water or power available, so any ideas must be dryscape.

Open for questions and comments

Next Meeting:

No Meeting in May other than GMM / June meeting June 29th.

Meeting Adjourned 7:02 pm