

## 2022 - Annual Board Meeting

Board deck is attached as well for documentation of minutes. These notes are around discussions that took place around the board deck that was shared with the community.

27/42 in attendance

Meeting started at 6:30 - Meeting was called to order.

### **Last Years Minutes:**

Motion brought forth to approve last year's minutes. Motion was seconded and approved with no changes.

### **Treasury Report:**

Motion was made to approve last year's treasury report. Motion was denied due to inaccuracies in the Operating expenses under the overall total, (\$14,192.81) the total columns don't equal the same across.

- This was tabled to address in the coming weeks and the board will send out another request for a quorum to get a motion for approval.

Conversation shifted to talking about the finances that we have saved to replace the dock.

- John Gibson : Wanted to know if the old dock would be something we could use as equity in the purchase of a new dock.
  - The board confirmed that any funds from the sale of the old dock we were planning on rolling into the purchase of a new dock.
- Jeff : Wanted to know about the width and length of the new dock.
  - The board explained that we are at a minimum going to look to improve the dock within the budget we have to include possible width and length. The board discussed keeping the other members informed of any proposals and pictures of the replacement dock once we get them.

### **ACC Review:**

The board briefed the members on the ACC review process and explained that the website has the necessary guidelines and bylaws organized in hopes of making the application and review process easier. Donna Halbert talked through the ACC filing and recommendations to ensure projects get approved in a timely manner.

- Rob Carlson : Do we need to submit any approval for landscaping or colors of the house?
  - Board / ACC response : If changing the color, adding more trees, or any major structure changes you should submit those changes to the ACC.
    - Rule of thumb was that if you are going back with the same things no need to submit an application to the ACC. Also recommended to error on the side of caution, if you feel like your project needs approval submit an application just to be sure.

## **2021 Shoutouts**

The board recognized members of the community for their hard work and dedication to making the neighborhood look great.

## **Security / Safety**

The board walked the latest security incidents and recommendations to remedy the issues described within the board deck. Possible solutions were to install cameras that look at license plates, installing signs that say the community is being monitored, and also working with the other members to install their own systems and we create a network of security amongst each other and then share our collective camera footage in the event of an issue arising. There was support from the members to pursue a solution to solve this problem with either cameras or other deterrents.

The board also addressed the issue of drones flying through the neighborhood.

The board also addressed installing a camera at the dock to get increased visibility.

- John Gibson : Was in favor of adding cameras to entryways and exit points. Understands the tech is there and it should be an affordable solution.
  - The board concurred with John's opinion and stated more research is going to be done.
- Kevin Daniels : Drones - He thinks hearing the drones might be very difficult and was wondering the validity of the complaints around the drones in the neighborhood.
  - The board talked through the drone concern and affirmed that we just need to be more diligent and aware to help protect each other so that in the event this is occurring we are going to have an efficient means to tackle it.
- Daryl : Suggested that we consider other deterrents. He suggested that more lighting would be a great thing as our neighborhood is very dark.

- The board noted this consideration and would like to figure out how that would be possible.
- Wayne : Motioned, Seconded, Approved - To have the board pursue a game plan to tackle security in the neighborhood and get systems in place to improve communication within the community for email and social.

### **Gate Lock**

The board informed members of the community our intentions of replacing the lock at the park for the small gate. We are going to use a similar lock with the passcode system with the exact same installation method welded to a chain.

- John Gibson : As a community we need to be diligent at making sure that the lock is locked. No matter the lock type we use we have to make sure that we actually lock the gate. In addition John said he would be more than happy to reweld a new lock once we have that in place.
  - The board concurred.
- TK Snowden : Suggested that we upgrade to a fob system so there can't be duplicates.
  - The board: Wayne has more information around the fob system and plans to share with the other members via email at a later date.

### **Park Maintenance**

The board reviewed the upcoming park cleanup dates 4/23 being primary with a secondary date of 4/30 for inclement weather. Explained that the dumpsters will be placed before 4/23 and that it was a community need to make sure we do our best to compact the dumpster to maximize the dumpster size.

Dutches : Asked the members to clean out the ditches near their homes so that drainage does not become an issue. The board also proposed a street sweeper to help clear debris off of our roads.

Wall To The East : Everything out to Boyd Lake Road is city responsibility. You can call and request a clean up. We have to do this every year until the city takes action.

Boyd Lake Open : Wayne informed the members that the lake was going to be open for public use on 3/25. He read an email from the State Park Supervisor.

- Kayla & Jeff : Asked if the members ever considered putting trash cans at the park?

- Other members and the board explained that there used to be trash cans at the park and it was abused. Trash would overflow and maintenance became an issue. The board explained that it is in the best interest that we all just take our own trash back to our homes and dispose of it there. This way no other person in the community is responsible for cleaning up the park.

Boat Storage Policy : It was brought up that members of the community are abusing the boat storage policy and that the board should enforce the policy to include imposing fines if necessary.

- John Gibson : Noted that the only amendment to our Bylaws was the Boat Storage Policy. This amendment was put into place for a reason and that we should enforce appropriately.
  - The board concurred with John and other members that are concerned about the abuse of the Boat Storage policy. The board is going to send out a reminder on this policy to ensure awareness is brought to it and be more diligent about offenders when these complaints are arised.

## **Road Project**

The board reviewed the road project information and gave feedback on how the survey conducted by Jason Napolitano went. In addition the board filled members in on next steps with regards to the community support that was given as a result of the survey. Comments were given to the members that if the county was to impose a tax it would be more favorable to move forward. Members don't want an HOA lead project with regards to trying to collect money.

- Daryl : Wanted more information around the project and voiced concerns that more needed to be done. Was hopeful to have more information being made available to him and other members around this project. Also wanted to know what the Board is going to do in the next year.
  - The board assured Daryl and other members that we are going to continue to work on this project only if we have the full support of the members to do so and that more information is coming forward.
- Oil Prices : Members were concerned about the price of oil and that now might not be a great time to be thinking about the road project.
  - The board addressed this and said that we can't time the market and we will work hard to get the best price we can if the project moves forward.
- Sara Nelson : 2nd filing paid \$15K & that everyone paid out of pocket.

The board tabled this part of the meeting explaining to members that we are going to set another meeting to review all of the details of the project when more time is needed. The plan is to discuss the Road Project when we convene to approve the Treasury Report.

### **Spring Cleanup**

The board talked about the upcoming spring cleanup. 4/23 or 4/30.

- Kayla & Jeff : Suggested a FB Group for our community or something on the website for people who need help with cleanup.
  - The board concurred and had plans to increase communication on social and the website.

### **Additional Items**

The board talked about incidents that arose this past year around park security. The board highlighted the Bylaws on our responsibility to protect our park and that we all have a right to question anyone at the park that doesn't look familiar and that we as members should embrace increased situational awareness so that we can make sure our most valuable asset is protected.

Suggestions : Stickers for boats or trailers?

- John Gibson / Members : This suggestion was welcomed by some members but didn't feel like we had enough support as a community to enforce this.
  - The board response was to focus on just making sure we all do our part to make sure we follow the Bylaws.

### **Website**

The board talked about the improvements on the website to include the following.

- Legal : Made our legal documents more easy to search on the website so that you can get the information you need quicker.
- Park reservation : Explained to members that if you want to reserve the park just go to the website and reserve your spot.
- Other items : Talked about the path moving forward is to increase communication and make the site a destination for information and action.

### **Election of Members**

All volunteers were reelected for both the Board and ACC.

Motioned, Seconded, Approved.

## Comments

- Wayne motioned to congratulate Jerry for the work on the site. The members agreed.
- Todd Sergent : Appreciated everyone on the board. Not an easy thing to put togher and was appreciative.
- Jeff & Kayla : Asked that we continue to provide as much information as we can around fracking in our area.
  - The board concurred and pointed Jeff and other members to the website and the McWhinney website for more information.

Motion to adjourn the meeting, seconded by Todd, approved.

Meeting adjourned at 8PM.