

Homeowners meeting November 15th 2023

Attendance via zoom: Kristin Holliday(Board), Kent Woffinden(Board), Rich Wells(TPM) Carlos Carvajal(Board), Jed Andersen(Board), Randy Later(Board)
Loys Hamilton-Suggested replacement for Melissa

Open Forum:

Minutes for Octobers meeting were not available and will be approved at the next meeting. Kent was out of town and minutes for October were done by Rich or Carlos and will be approved next meetings.

Loys Hamilton was voted in as a member of the board

Income and Expense report was reviewed. There are 9 paid parking passes and there was 275.00 dollars in late fees. The last lawn care payment will be made in December which will make it a break even month. .

Problems on facebook account.

New Clear cut Lawn care will be doing the lawn care for this coming winter season.

Home owners can get a 15.00 Dollar bag of ice melt if they request

There was a fence around the burned out unit that was being paid for by the insurance company. Liona Larsen said they have now paid 14,000 for rental of the fence and will no longer cover the cost. The association could rent some fencing but Jed had checked into buying the fencing through Kodiak fence company for \$2711.00 and it might be better to buy the fencing and then sell it when the unit is rebuilt. The cost might be added to the Lawyer bill.

The snow build up at the east gate was talked about and if it becomes to extensive then a truck will be hired to come and remove portions of the snow pile accumulated.

The rental cap was also talked about. The sample that Carlos and Kent did was reviewed and it was decided to go ahead with a vote but no date for the vote was scheduled. In the sample there was only one vote against a cap. At some point we need to have a sample letter the vote done by the lawyers. It was decided to let the vote stay open for around a month to make sure everyone gets a chance to vote. Vote to adopt is over 50 percent of the homeowners.

There are cases where the trees are growing into the home. It was suggested that these trees be removed rather than being cut back.

Follow up items:

1. Tree trimming-bids and completion

2. Rental cap letter by lawyers
3. Walk about for completion of painting and garage repair
4. New names on CD's at Deseret Federal. Mountain America has Dale and Kent's name on the CD's. Need to add Jed and take Melissa's name off on Deseret Federal.
5. Deseret Federal renewed for one year because rate was higher. The rate for Mountain America is up to 5.5 percent currently. The six month rate is higher than the yearly rate.
6. Review facebook problems and if they have been corrected.

Next meeting on January 17th, 2024. Meeting probably via zoom again.