

Goat Peak Ranch Owners Association Annual Meeting

Fire Station 73

June 1, 2024

The meeting was called to order by President Jeff Kluth at 10:04 am.

Quorum: (14) members were present at the Fire Station, (7) members were present on Zoom, and (7) members had sent in a proxy to Jeff. (17) members are required for a quorum, which was met.

2023 minutes were ratified, and the meeting agenda was reviewed.

FINANCIAL REVIEW

Reference attached GPR Financial Statements.

The Board reviewed each document, noting that any savings from snow removal will be moved to road repairs.

J. Kluth has received a grant for 4k from DNR to cover the cost of mowing/weeds along roadsides.

If any board member would like to receive monthly financial statements, please email gproaboard@gmail.com.

ROADWORK

Reference attached Central Paving Proposal and GPR road repair maps.

This year the following road repairs have been completed: location 1 Forest Lane East, location 3 Nelson Creek South of Forest Lane, and location 4 Nelson Creek South.

The 2025 road repairs are scheduled to be at location 2 Forest Lane West and location 6 White Tail.

Big Horn needs repairs, however, due to the cost (attached \$342k), this will be evaluated in Fall 2025. The special assessment for road repairs expires in 2025 and the HOA will need to review and discuss a new special assessment to cover Big Horn Way repairs, including graveling the shoulders.

GPR HOA ACCOUNTING

Long-term accounting presented to the Owners to be put in place starting in 2025.

Options currently being reviewed:

1. Outside accounting firm. M. Johnston meeting with 1-2 firms. Cost TBD.
2. Sage 50: resides on GPR hardware and has an approx. cost of \$600/year
3. QuickBooks: Web-based. Approximate cost \$1,050.00/year

Any option selected will be a new and recurring expense to the budget.

GPR BOARD POSITIONS

The following Board Positions are expiring this year and have been filled as noted:

President: Jeff Kluth accepted another term

Vice President: Michael Bain accepted the term

Treasurer: Michael Johnston accepted another term

Director: Michael Bain accepted another

Cami Regis: transition from Secretary to Director

Jess Kirkland: accepted a term as Secretary

PROPOSED BY-LAW AMENDMENTS

Reference the attached red By-Laws for the proposed amendments.

In general, these amendments are being revised to reflect more modern ways of operating.

- Article II Section 3- Membership
- Article III Section 1- Meetings
- Article VII Section 4- Duties of Officers
- Article IX Section 6- Firearms

A Zoom meeting will be held on August 4, 2024, for the HOA vote on amendments. Proxies have been emailed and mailed via USPS.

NEW BUSINESS

WATER TRAILER

GPROA has a 500 gal. water trailer parked on Michael Johnston's property at the corner of Big Horn Way and Nelson Creek Road that can be checked out and used for Firewise burns or other emergency uses. Firewising burns have been the greatest threat so far. If anyone is able to volunteer as a transporter of the trailer to lots where needed, please e-mail the Board to put your name and phone number onto the list. Signup for the trailer is available on the GPROA website.

M.Johnston and M.Bain to provide a date for training of use. Board to also re-issue contacts for owners currently available to assist with use.

FIREWORKS/FIRE

Due to increased fire risk and insurance issues, this is a hot topic with Owners.

Please call 911 first to report any fires taking place during a burn ban and record for documentation to enforce a violation of by-laws.

Fireworks are explicitly forbidden by GPR by-laws except for 12/31 as noted.

It was requested that Owners renting out their properties include the ban of fireworks within GPR. Discussion regarding an increase in firework violations was requested to be increased from \$50 to \$500 on the first violation and increase to \$1000 on each additional violation. The Board will be more stringent in enforcing the violation, this does require that witnesses record/document the violation and if necessary, call a Board member.

Fireworks fine will be increased and specified in forthcoming updated fines schedule: proposed 1st violation \$500 each additional violation \$1000. This will be put in place by 7/4/24

Please reference the Washington State DNR Fire Guidelines for their outdoor burn restrictions and burn permits.

Board will review the request for adding a fine for unattended fires. If this is accepted by the Board, this will be included in the August 4 By-Law Amendment Meeting/Vote.

Jeff Kluth will send out a reminder email prior to July 4th of the Firework ban and new fines.

OFF LEASH DOGS

An Owner requested that the by-laws be amended to address off-leash dogs. Off-leash dogs are in violation of county laws and will not be enforced by GPR Board.

LARGE PARCEL BOX

A request was made for an additional large parcel box. J.Kluth to follow up.

CELEBRATION OF LIFE FOR ODA BARHUF

Details will be provided via email and GPR Facebook post

MEETING IS ADJOURNED 11:28

The Annual Meeting was adjourned at 11:17 am.

Respectfully submitted,

Alan Jones
2480 Big Horn Way
Cle Elum, WA 98922

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