

Horse Shoe Lake Homeowners Association Annual Meeting

At the Black Diamond Bakery on May 8th2019

The two issues for major discussion were:

- Repairing or replacing the fence of the common area at the entrance to Horseshoe Lake. We have solicited and received three quotes; we have the money in savings. However, since this is a high dollar cost item, the Board preferred to involve as many residents as possible in the discussion.
- The manner in which we will maintain the common area of our park, adjoining the picnic area. For many years, this was primarily just a picnic area and an adjoining wild forest. In the past several years there has been more maintenance of the forest area, and this has generated some conflicting opinions as to how it should be maintained. After the clearcutting next to our development, and with the future planned apartments next to us, this issue is now more contentious and needs seeking a consensus among the neighborhood. As this is a joint common area, we should have a consensus, or we must at least have a majority of residents in agreement as to how it should to be maintained.

The other purposes of this meeting will be the following:

- To approve the 2019 budget.
- To elect two board members to two-year terms. The two positions are currently held by Mike Irrgang (President) and Rani Singh (Treasurer), whose terms have expired. Mike Irrgang stated that he will run again. The HOA Treasurer Rani Singh stated she did not want to run again making the Treasury seat open. Tammi Gilgan stated that she would run for the HOA Treasurer position. The other positions are held by Mike O'Shea (VP) and Dino Berkheimer (Secretary) and are valid until 2020.

In addition, we will have several other items on our agenda to discuss

- We will give a report on the current status of the lake
- We will give a brief update on the current status of the large Oak Pointe (Yarrow Bay) Ten Trails development next door to us. In particular a discussion of the apartments and the history that led to their being situated next to us as well as the clearcutting and the road adjacent to our boundary
- Any other business that residents wish to raise

President Mike Irrgang called the meeting to order at 7:05 PM. There was a quorum – 27 residents or their proxies were in attendance.

The 2018-2019 Budget was brought up for approval. The budget was about the same as last year although the fee for the HOA web site had gone up. A vote of hands was taken for budget approval. **The budget was passed, unopposed.**

President Mike Irrgang gave a brief discussion on the status of the Lake and the water level for this year so far. Due to the dry winter the water level of the Lake was five feet below normal for this time of year. No pumping of the lake will be needed for this year. The developers will continue to pay the city of Black Diamond and the Lake will continue to be pumped down when

it hits the 511' to 512'. The Oak Pointe Developers have claimed that the Ten Trails Development will not affect the quality of Lake water.

A discussion about the apartment complex that is going to be built next to the Lake and Common Area began. The apartments were supposed to have been built farther down the highway where the new round-about is being built. The developers have lied to us again. Mike Irrgang said that some laws have been broken by the developers. There may be more hearings on the subject in the future but not sure. Some of the residents in attendance voiced their objection to having apartments built next to us.

A discussion about the old fence that is falling apart in the front Common Area along the highway began. All the residence of Horse Shoe Lake own the Lake and the Common Areas next to the Lake and on both sides of the entrance to the neighborhood along the Highway. We are responsible for maintaining these areas. The old fence along the highway has been there since about 1984. It has been repaired numerous times. The Board acquired three estimates to replace the old fence of 200 feet along the highway. **The lowest estimate bid was from local resident and bonded contractor Kevin Miller.**

A vote of hands was taken. **All were in favor to replace the old fence.** None opposed.

A discussion on how the community wants to maintain the wooded Common Area east of the Lake next to the now Ten Trails development where the apartment complex is to be built soon began. A resident of Horse Shoe Lake has taken it upon himself to cut a trail in the wooded area and cut down some of the trees and tag some other trees for cutting down. Some of the residents disagreed with this action. Some thought that a trail was nice to have. Some thought that the area should be left alone as a wooded area next to the Lake. Some residents argued in favor for and some argued against. The area just east of the Lake is a low-lying area and is usually wet and soggy especially during the rainy months. The only trees growing there now, are cottonwood trees. A proposal was made to cut down many of the cottonwood trees and plant evergreen trees. With this area being wet most of the year it was unclear to some residents whether anything else other than cottonwood trees would establish and grow there. Mike Irrgang made the argument that any new evergreen trees would take 40 to 50 years to grow tall enough to provide shelter and some obstruction of the view of the three story apartments that are going to be built soon. Linda Irrgang offered to call at least two arborists and get a professional opinion as to what would be best to do in the area next to the Lake. What trees we could plant. What trees would not grow there. Should we cut the dead trees down or let them decay naturally and provide ground for future seeds to germinate. A motion was made to vote on getting professional opinion before any more work was done in the Common Area.

A vote of hands was taken. **The majority was in favor of stopping any more work for now in maintaining the Park, and getting professional opinions before any more work was done in the Common Area.** One was opposed.

The issue of outsiders going down to the Lake was brought up. Outsiders have been seen fishing on the Lake, camping in the Common Area and having ceremonies. Trash has been seen in the Common Wooded Area now. **The need for more “No Trespassing” signs to be placed around the Lake was agreed upon. The Board would be the ones to work on purchasing and installing some signs around the Lake.**

A discussion about the gate that was installed by Oak Pointe at the end of the cul-de-sac on the new fence at the east side of the neighborhood began. The Board voted to have the gate locked and asked Oak Pointe to lock their side of the gate also. Some of the residents with children want the gate to be open so their children can access the Ten Trails parks. Some residents do not want the gate open and are concerned that more outsiders and residents of the Ten Trails development and the trail that has been made would enter the neighborhood there. The major concern for the Board was that an unsupervised child from outside the neighborhood would go swimming in the Lake and possibly drown. A lively discussion for having the gate open and having the gate locked began. A motion to vote on having the gate locked or open was made.

A show of hands vote was made. 15 to keep the gate locked. 5 to keep the gate open. **The gate will remain locked for now.**

The elections of Board President and Board Treasurer began. President Mike Irrgang ran for another term as President. A vote of hands was made. No one opposed Mike Irrgang. **Mike Irrgang remains as Board President.**

The vote for Board Treasurer began. Tammi Gilgan ran for the open Board seat. No one else offered to run for the seat. A vote of hands was made. The majority were in favor. Two were opposed. **Tammi Gilgan is now the new Board Treasurer.**

The annual meeting business was done. President Mike Irrgang adjourned the meeting at 9:02 PM.

Mike Irrgang – President

Mike O’shea – Vice President

Tammi Gilgan – Treasurer

Dennis Berkheimer- Secretary