

*Member Meeting Minutes*  
*Saturday, August 14, 2021*

This meeting was called to order by Treasurer John Metschan, convened at the Common Area at 1:10 PM. In attendance were Treasurer John Metschan, Dana Buckley “At Large” and Secretary Doug Millican.

John started out by explaining that Jim Blasius was unable to attend today’s meeting due to some very pressing business challenges he is managing for his company in the Phoenix area. John reported on the financial status of our accounts. He then asked Dana to speak to the members present about some of the things she has graciously accepted responsibility for.

Dana’s first order of business was to discuss the role of the Design Review Committee. Although the CC&R’s allow a significant amount of time to respond to DRC issues, it is the goal of the committee to respond within just a few days. She reminded us that it is a requirement of the CC&R’s for the homeowner to contact the DRC before embarking on any exterior changes, modifications or additions to their home or lot. She explained the purpose for the use of “Story Poles” on new construction. They are usually a series of vertical supports or poles placed on a lot representing the ridge height and location of the proposed building, enabling adjacent lot owners to envision the view impact, if any, of the new structure.

She then handed out a copy of the newly implemented “CC&R Violation Report” for everyone to see. Our preference is that all violation issues be resolved between affected parties in a neighborly and amicable fashion. She explained that the form will not be posted on the web site for downloading, but an electronic or hard copy is available to any member upon request. Its purpose is to assist the Board in evaluating violation issues. She explained that this process will be more transparent than it has been in the past. Violations or complaints will no longer be anonymous. The report includes, among other things, the names of all parties involved, it requires stating the CC&R section that is in violation, whether the parties involved have communicated in person to try and resolve the issue, suggested remedy and other pertinent data.

Dana has agreed to be point of contact with our landscaping vendor. She stated that the current contract expired in January of this year and has been extended until now as a courtesy by the current vendor Lakeside Landscaping. She stated she is actively soliciting new bids from Lakeside and GroundFX moving forward. Her goal is to evaluate their responses and modify the scope of work if necessary to assure we are getting the services we need and desire. Jean Cameron suggested we consider possibly adding a third vendor to the mix, perhaps one better suited to manage the small entry and corner sections requiring seasonal planting of flowers, spreading mulch, fertilizer, weeding etc. She also suggested, in the event of the sale of lot 7, the board contact the new owner to negotiate continued access to our creek trail as well as the possibility of leaving some of the nice big trees adjacent to the common area to establish a “border” there.

Jean Cameron spoke about the emergency preparedness package she and Carol Hoke have generously prepared. Each member should have received it in the mail. It covers emergency communication suggestions, Firewise guidelines and various other critical issues to consider and be prepared for during a serious emergency or catastrophic event. If you have any questions feel free to contact Jean or Carol directly.

Doug Millican reminded everyone to honor our 15 MPH speed limit on our roads and remind friends, family, vendors, contractors and delivery drivers to also honor the speed limit.

John asked Doug to identify all the new members we have welcomed into our community over the past two years or so. They include Cynthia and Mike Van Leuven, Phyllis & Jon Mandrell, Trina and Michael Hart, Felicia and Jeromy Newman, Kathy Marshack, Lowell and Tammy Brown, Kelly and Carl Sorgenfrie, Cheryl and Bob Borth, Judy and Alan Ruden, Bruce Blank and Cindy Glass, Theresa and Scott Springer, Doreen and Mark Rowen, Jeanene and Daniel Lopez. Apologies if he missed anyone.

Doug announced the results of this year’s election. Three board positions were available to be filled. Three persons were on the ballot, John Metschan, Carol Jones and Doug Millican. We needed 31 votes to reach a quorum and we received 42 votes total, resulting in a quorum. Two votes went to write-ins, Ellen Gaddy and Carol Hoke. John received 36 votes, Carol Jones received 34 votes and Doug received 37 votes.

Leslie Pease thanked all our volunteers for their service to the community with sincere gratitude.

The meeting was adjourned at 1:57