

## **BOD Meeting Minutes January 14<sup>th</sup>, 2017**

**Call to Order:** The meeting was called to order at 9:30 am via conference call. A quorum was established with board members Jackie Burghardt, Mike Peterson, Page Tatar and Rob White present. ACC member Philip Tatar also attended.

**Approval of Minutes:** The minutes from the November BOD meeting were approved via email.

**Review Agenda:** The agenda was reviewed and additions were made.

**Treasurer's Report:** Mike reported income of \$4,245 from dues and a payment from the town of Fairplay for weed control. This report includes dues paid for 98 lots, or 53%, plus an additional 35 were received but are not deposited yet. The savings account earned interest of \$1.60. Expenses totaled \$3,363.11 for the state periodic report, liability insurance, copies and stamps, website security, and the Dry Lake ditch repair. The YTD numbers were on track except for the maintenance and website costs. The ditch clean out and website security costs were not anticipated when the budget was approved at the annual meeting. Go Daddy charged \$143.61 to provide us with a secure website, free from malware for 3 years. Computer and printer replacement were discussed. Research on several options and costs will be completed before the next meeting.

**ACC Report:** Philip noted that the application for the dog run for the Hubers (lot 56) was received and approved. No application has been received for the siding inquiry by the Records (lot 94) and no activity has been noted.

**Maintenance Report:** A motion by Page was seconded and passed 5 to 0 via email on Nov 23<sup>rd</sup> approving the ditch repairs. It stated, "The Board approves the expenditure of up to \$2,000 for the demolition of the beaver dam and clean out of the ditch that supplies water to Dry Lake, as requested by the water commissioner." Mike gave specifics on the ditch clean out. About 150 willows were pulled out with a back hoe. Also, the beaver dam was removed, allowing the head gate to function properly. The willow debris was put in a low spot by Dry Lake where it will decompose naturally. The total cost was \$1,980. Allen Drilling is working on a bid to repair the pump and dump station and their proposal will be discussed at the next BOD meeting.

**Website:** Mike was able to have the counter reinstalled on the website. However, this reset it to zero, so instead of thousands of hits, it currently reads only 84. He is researching the cost of adding a "members only" page.

### **Unfinished Business:**

- **Newsletter:** After discussion and corrections, the newsletter was approved and will be sent out next week.
- **Kiosk:** Mike noted that 10 lots and 5 houses are currently for sale, but only two of the kiosk realtor boxes are in use. Jackie recently checked on the bulletin board contents.
- **Fishing:** Mike and Jackie both gave information on their research into purchasing a wildlife camera for the augmentation pond. The BOD agreed to gather information on unauthorized fishing this summer before making a final decision.
- **Roads:** The BOD continued to follow up on road conditions, street signs, etc. with the county.
- **Cell Phone & Broadband update:** Cell coverage problems and slow internet speeds were discussed. Jackie has attended recent broadband meetings and talked to several people at Century Link regarding these issues and shared her findings. Mike noted that members can

test their internet speed at fast.com. His tested at 990kbps instead of the 1.2mbps that he pays for. The Board agreed that more specific information from SROA members needs to be compiled and sent to the appropriate people at the PUC, Century Link and the Broadband Committee. The previous survey will be revised and sent out with the next newsletter.

#### **New Business:**

- **Board Book comments/suggestions:** All were pleased with the contents and a few additions were discussed.
- **By-laws review:** Several questions and concerns were discussed; however, a complete review was postponed until the next meeting. Jackie will share her proposed changes via email. A review of the covenants will follow, to be completed prior to the annual meeting.
- The SROA Board timeline and “action Items” from the November meeting were reviewed.
- **Shots fired in the neighborhood:** Several BOD members reported hearing gun shots recently and suspected that the activity was within the Silverheels Ranch boundaries. The BOD decided to add an article to the next newsletter reminding everyone that it is illegal to discharge any type of firearm in the subdivision and noting the number to call to report violations. Mike recently responded to an email offering coyote control with the same information.
- **Spring Newsletter:** Mike would like all articles for the next issue to be emailed to him by March 1<sup>st</sup> so that the final version can be approved at the March 25<sup>th</sup> meeting.
- A question regarding the address used for SROA business for the report to the Secretary of State and in the by-laws was discussed. Also, Mike answered a question on the water rights for Dry Lake and noted that there were only 1 or 2 years, during extreme drought periods, when we were not allowed to add any water to the lake.

**Next Meeting:** The next BOD meeting will be held at 9:30 am on March 25<sup>th</sup>, location TBA.

**Adjournment:** The meeting was adjourned at 11:07 am.

Submitted by Page Tatar, Assistant Secretary/Treasurer