

**SROA Board of Directors
Meeting Minutes
November 4th, 2017**

Call to Order: The meeting was called to order at 9:10 am at the Burghardt home. A quorum was established with board members Jackie Burghardt, Tom Nourse, Mike Peterson, Page Tatar and Rob White present. Alternate Laura Biewick and ACC members Jimmy Brown and Allan Pederson also attended.

Approval of Minutes: The minutes from the September 9th BOD meeting were approved via email.

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

Treasurer's Report: Mike reported no new income and expenses of \$576.09 for the purchase of the weed sprayer, door prizes, the Portolet rental for August, and the quarterly maintenance payment. The only outstanding bill is the Portolet rental for September. A CD matured on November 3rd and he again researched current rates. After discussion, a motion by Mike was seconded and passed 5 to 0 authorizing him to roll over the CD at TBK Bank at a rate of .75%. The costs of the annual meeting were reviewed and could be reduced next year if a new location can be found for the meeting that is larger and less expensive. Progress is being made on the bank account signature changes. Mike will turn in the form and let the others know when the card is ready for signatures at the bank.

ACC Report: Jimmy reported that two applications for staining have been received from the Whites (Lot 137) and the McMahons (Lot 140), plus one inquiry about building on the Lumberjack ridge. A discussion on the enforcement of the covenants will be continued at the next meeting.

Maintenance Report: Allan gave Mike the water report that was recently filed and noted that he was directed to release 1.87 acre feet of water (6-8 inches) from the augmentation pond. A discussion of the reporting/release process and the pond depth and weed growth followed.

Website: Jackie reported that the Nextdoor site now has 53 signed up. An invitation with instruction on how to join will be sent out through Silverheels.org. Mike said that of the 186 owners, 150 are on our email list and only 17 have opted out of electronic delivery. He added that there are currently 3 pending sales, 1 completed sale, and 3 listings for Silverheels Ranch properties. He also noted a correction. The \$1500 website bill for 3 years will be due in 2018, not 2019 as stated at the annual meeting. In response to a question, Mike said that the county can vacate a lot line, combining two lots into one, but we continue to go by the original plat and charge dues for two lots.

Unfinished Business:

- Bylaws changes: Jackie passed around a signature sheet that she needs before the changes can be filed with the state.
- Fishing: To increase communication about the fishing policy next year, a "blast" from the website and a newsletter article will go out next spring.
- Newsletter: Mike will need all articles for the newsletter by November 11th. Ideas for articles were discussed and assigned.
- Weed control: Tim Gile has volunteered to take over the weed spraying next year with help from Darrel Lightsey. Mike is storing the sprayer over the winter and training will take place next spring.
- Road and Bridge: Jackie contacted R& B and succeeded in getting the pot holes filled and Little Baldy graded. She also talked to them about repaving and other issues. The possibility

of getting the results of the previous counter study, putting a counter at the entrance next spring, and starting a committee to research road improvement options and costs were discussed.

- **Broadband:** The discussion about the poor performance of the options available in our area continued including Century Link actual speeds, So Park Telephone's line of sight option, a booster at the aug pond, fiber optic lines, etc. Mike reported that Century Link is turning down requests for service by new home owners.
- **Dump Station:** In order to abandon the dump station, the BOD will contact the county to see if permission or permits are required to fill it in and then research the cost.
- **Annual meeting:** The feedback received from the membership was reviewed. Topics included a new location, speakers, how to facilitate open discussions, etc. The BOD decided to send out a "blast" next summer asking members to review the Bylaws, Covenants, and Fishing Policy prior to the meeting.

New Business:

- **Future Meetings:** The BOD tentatively scheduled meetings for Jan 27th, March 17th, May 12th, and July 21st. The next annual meeting will be on Sept 8th.
- **Fence Line Inspection:** Rob and Laura volunteered to take over the inspecting next year.
- The Time Line and prior Action Items were reviewed.

Next Meeting: The next BOD meeting will be held at 9:00 am at the White home.

Adjournment: The meeting was adjourned at 12:00 pm.

Submitted by Page Tatar, Assistant Secretary/Treasurer