

Minutes of Board of Directors meeting  
8 September 2019

The meeting was called to order at 4:45 P.M. Present was Harold Riensche, Greg Holt and Dan O'Neil. Kathy Whittenberger and Russ Norris were not able to attend.

The first order of business was to discuss whether the association should pay for keeping a porta john at the community picnic area for several months in the summer. It was decided that the cost of doing so was not beneficial to the landowners. A motion was made by Greg and seconded by Harold that the association would not pay for a porta john at the picnic area for times other than scheduled picnics by the association, ie for the annual meeting. Passed unanimously. Also discussed was placing a lock on the gate going to the picnic area and giving the code or keys to landowners. It was unanimously decided that this would be unworkable and that the gate was actually to keep cattle from entering the subdivision from the river, not to keep trespassers out. It seemed that most trespassing comes from boats on the river and not from through the gate.

It was discussed to have our attorney write a letter to a landowner who had agreed to do foundation work. The purpose of the letter would be to inform the landowner of our need to inspect the work.

It was discussed dealing with a landowner who had put unapproved vinyl siding on his structure.

Sunrise drive and Owl Canyon roads were discussed. The problems being either naturally occurring or as a result of a landowner action. Harold agreed to take a look at the problems with our road builder and report back as to the amount of work to be done to fix it and the breakdown of who may be responsible and by what percentage.

It was discussed to have Greg write a letter regarding obnoxious noise coming from and risky fires being burned on a landowners property.

Due to the fact that no one on the board feels confident in their quick books knowledge, a motion was made by Greg and seconded by Harold to have Laura Riensche who is much more experienced in Quick Books write a report on the inconsistencies in our Quick Books and then bring it to the board. The board will then forward it to our accountant for correction. At that point the accountant can contact Laura to confirm the inconsistencies and correct them. A motion was made to allow this to happen by Greg, seconded by Harold. Passed unanimously.

It was then discussed to have our attorney contact 8 landowners in arrears whom we have contacted or tried to contact with no resolution. It was recommended to start the

process to legally force them to pay their back dues as we have done in the past. It was discussed how not only had we retrieved all the back dues owed, but when the landowner does not make payment arrangement and the court is involved they also pay court and attorney fees.

Fall road work was discussed, specifically grading of several of the heavily used roads. Harold agreed to contact our road contractor and get him to start asap.

The issue of the gates on one of our roads and the resolution of that case was discussed. The board intends to pursue all avenues to recover monies spent during the legal case. The attorney will be contacted again in this regard.

The meeting was adjourned at 6:15 pm.