



**BOARD OF DIRECTORS
MEETING MINUTES
SEPTEMBER 7, 2024, 9:00 AM UTAH
PINEWOOD MEETING ROOM**

CALL TO ORDER: The meeting of the Board of Directors was called to order at 9:03 A.M. by President Ray Johns.

WELCOME BOARD & ARCOM MEMBERS/HOA MEMBERS: Attending Board Members: Ray Johns, Barbara Chilton, Donna Mooers, Rosann Krausch

Unavailable: John Scott

ARCOM members: Ross Greco

Other Attendees: Karen Burke

BASIC RULES/REGULATION:

**RESPONSIBILITY AS A HOMEOWNERS' ASSOCIATION BOARD
MEMBER**

Opening Remarks from President Raymond Johns:

The only power this Board has is in all of us together combined. None of us has individual powers per se. But, once we vote, that's power. And so, I want to make sure, the most important part of the situation is us being together and united in whatever direction we go. As far as I'm concerned, diversity of opinion is a great thing. It helps us stay on the right track. So, I hope we have diversity of opinion, but I also hope that once the Board votes, that we are unanimous and go forward, even if we disagree a little bit. The fact is, we must be a united front to keep the strength the Board has. That doesn't

mean we have to agree. We want diversity of opinion because it makes us all think. Does anyone disagree with that? (answer from all: NO)

BOARD MEMBERS AND ASSIGNMENTS:

RAYMOND JOHNS: PRESIDENT:

My thoughts about the meeting today are the introduction to the Board and going over all the issues that we are going to be addressing. I'm going to tell the annual group, whoever is here, that really, we are not prepared to go into detail in any areas, specifically right now. We have to do our homework, and, in the Spring, we will go deeper into a lot of these subjects: rentals, CC&R's, changing documents, Articles, and other areas like cleaning the ditches, signs. We are not prepared now because we haven't even met together to talk about any of it and what we should do.

What I would like to do is assign each Board member with an area of expertise that they become the expert for the Board and bring the information to the Board, so the Board can vote on any action in that area.

I'm all about processes and procedures. We need to set up and calendar all our dates a year in advance, so we know when we're going to meet. We need to be sure, if we're going to do lot cleanup, which I think is an excellent idea, that we have a process that everybody follows so there's no one Board Member doing one thing with some neighbors and one Board Member doing another. That never works and causes problems within the HOA. I think the software is going to bring it all together for us.

Question: who will oversee the software? I am open to any suggestions.

The suggestion would be for Donna since she would be the most involved with it. Donna agreed but only if she could be properly trained as she has limited knowledge of computers. Barbara recommended Jamal, one of the EasyHOA computer members. Donna agreed. It makes sense that Donna, with the work she does, would be the one to work on the program. There should always be a backup person for this system. Ray agreed to be a backup.

BARBARA CHILSON: VICE PRESIDENT FIRE MITIGATION/ARCOM ASSIST

Barbara, you've already shown interest in Fire Mitigation and lot cleaning which are sort of the same thing, and if you're okay with that, we'll have you focus on that. You'll be the answer person: you'll bring all the

information you've learned and gleaned from wherever you go to the Board so we can vote on how we proceed.

**ROSANN KRAUSCH: DIRECTOR
SHORT/LONG TERM RENTALS, RENTER ISSUES**

I already know Rosann; you spent a tremendous amount of time and work on Rentals. I would love to have you represent the Board to the Board, on all the facts and issues that we need to know, that you have learned, so we can vote on how we proceed with rentals.

**JOHN SCOTT: DIRECTOR
BOARD MEMBER AT LARGE
ASSIST IN ALL AREAS AS NEEDED**

Another area we need to focus on, maybe have John Scott do this, is a liaison between all the regulatory agencies: the Fire Department, Sheriff's Department, Kane County. We need to embrace them more because they are an integral part of what we do up here. Quite frankly, in a discussion with one of the Kane County Supervisors about getting street signs fixed that are broken, bent, I told him we might even be amiable to pay for things since Kane County won't pay for anything. He said no Kane County would pay for them but maybe we could put them up. I agreed. Then we need someone to follow that through.

**DONNA MOOERS: DIRECTOR
SECRETARY/TREASURER**

I would like to have a vote on accepting the software bid we have for the software we are looking at. The cost is \$1200.00 dollars, or \$99.00 per month. There is no up front cost, it's been waived. There is no other cost except the \$99.00 per month. After spending a lot of time on the financial books, I think this will pay for itself three times over. The fact is last year we spent just shy of \$1400.00 on postage alone.

With this software you can vote online, you can pay online, so a lot of the postage will be gone. In addition, it will reduce the number of hours spent by the Secretary.

Rosanne questioned what about those who either don't have computers or do not want to pay online etc. She further questioned, using a recent letter approved by the Attorney, as an example, to go out online. Ray advised, those who want manual can still do manual. Voting, writing checks, we'll

still do manual. But the fact is, society is going more and more toward electronics. Doesn't mean everybody has to, but it makes it a lot simpler. Still concerned for those who do not have or are unable to use a computer program such as the one we are at, Donna recommended we train members. We give them the option.

Rosann wants to ensure that all our members will get a vote and the option. Ray stated, being in the financial arena, an example would be Schwab. Schwab now charges extra for those who want things mailed. More and more companies are doing that. But, as far as Ray is concerned everybody has the right to choose and we will honor that.

Before we vote on the suggested computer system EasyHOA, are there any more questions or concerns? Donna added the one question that still needed to be answered was do they have a CPA? One of the system designers is a CPA and we may be able to hire him.

Barbara asked about the comment made during an EasyHOA demonstration regarding a "degraded merchant account". Ray advised it means the system is encrypted so our data is protected.

Who has control of and where is the data kept? The data is kept in the 'cloud', we own the data, EasyHOA does not own the data. Only certain members will be able to get into specific data.

Should this decision be run by the Attorney first? Ray advised the only thing the Attorney will be able to tell us is, is it acceptable to take votes electronically. Rosanne stated that is a concern. Ray agreed we should ask. Donna had asked about votes being visible to all. During the demo, voting was shown. The voter will control how their vote is controlled by the individual. Voters can show their vote in multiple ways, the voter has control. Individuals with multiple lots will vote separately for each lot. That is what is done now, one ballot for each lot.

Ray made the motion to accept the software with the caveat we follow up with a phone call to the attorney that voting electronically is acceptable. All those in favor: Ray, Rosann, Barbara, Donna. Passed.

A. STREET NAME SIGNS

B. SPEED, DIRECTION SIGNS

C. DITCHES, GUTTERS

D. CHIP FEAST, OTHER LOT CLEARING "HELP" ISSUES

Ray asked for one more vote. Ray has secured multiple bids to have all the ditches in our HOA cleaned in preparation for winter. It has never been

done. Right now, we have one bid, waiting for a second with a third possible.

Donna asked if the culverts are included. Ray advised some members have culverts, some do not. We can get bids, but it will be up to the homeowner to pay the cost. Damaged culverts are also the owner's responsibility.

Who initially installed the culverts is unsure. Donna and Rosann say the County put them in when they redid the roads. If so, are they responsible for maintaining them? Property owner is responsible.

Ray made the motion to continue to investigate and get bids for getting the ditches cleaned. The scope of the work became a question. Ray talked with Kenner and asked him to provide a bid that included road by road what would be done. There is another bid submitted and 2 more are being worked up. In each case, we should have a detailed report on exactly what the bid covers, by street.

One of the issues Michael Voegele continues to have is the over spraying of Mag Chloride on Rawhide Circle. He explained that once the County took over the water system and the roads, that one little piece of Rawhide Circle, at the end is over sprayed causing trees to die. Ray promised to investigate and resolve the problem. This is also a water problem as flooding is also occurring. Someone else expressed an issue on Redwood. Members need to report any road problems so the Board/ARCOM can address them.

We have a motion to vote on: taking care of the ditches within the HOA. The Board voted unanimously.

Proposing to have a Spring annual meeting due to this being a new Board with a load of issues needing to be addressed. The meeting will be open to all members. We will also post all Board meetings for the year, which all members are welcome to attend, in person or zoom.

There will be 2 annual meetings this year: the fourth weekend February 22nd and the standard annual meeting of the third weekend in June (21).

Board Meetings will be held January 18, April 19, July 19, October 18, 3rd Saturday at 10 am Utah time. The Board voted unanimously.

A motion to end the Board meeting was made by Donna. Ray called the meeting closed at 9:41am.