

## **Board Meeting – October 4<sup>th</sup> – Dan Turner’s Cabin**

Dan Turner called the meeting to order at 9:05

Board Members present:

Dan Turner – President

Dick Stich – Vice President

Kris Heintz – Secretary

Terry Vaughn – Treasurer

Don Smith – Architectural and First & Safety

(Kenny Knapp- not present)

Doug Heintz - Member at Large

Chris Beaupre – Member at Large

Bill Petersen –Homeowner

Dan called on Mike Jandura – Water Chairman for presentation of water system by Brandon

- Attempted to contact 5 vendors for new water system needs
- Only one response and was local
- Bid received from Brandon of \*\*\*\*\*
  - New tanks water & air separated by membrane cycles water faster and eliminate stagnant water
  - New system could have an automatic chlorinator
  - New system to take a day to switch over
  - No change in water pressure, that would require booster pumps
  
- Bill Peterson commented that a closed system could help eliminate contamination
- Original bid around \$12K + 5 year Warrantee
- Extra holding tank would run about \$5K made of polyethylene
- Motion to upgrade water system made by Mike Jandura to include extra holding tank, NTE \$18K
- All in attendance approved.

Jerry Smith Road Report

- Road repairs to remain a maintenance item, not capital expense

#### General Note: Architectural Guidelines proposed change.

- Change the guidelines, Homeowners will be held responsible for damage incurred to HOA roads during any construction/work done on homeowner's lot. (the general maintenance fund if for NORMAL wear and tear )
- Have a line added to the Architectural approval form to State requiring acknowledgement of the repair requirements and have a place for the requesting home owner to initial
- Approved unanimously

#### Common Area clearing using Grant Money

- HOA to pick up 10% of cost
- Hellsgate to advise TDII after review of common areas how much needs to be removed
- Need common areas addressed in order to become a fire wise community

#### New Shed

- Tuff shed bid \$5100
- Built on site bid \$5500
  - Built on site would look more like existing Pumphouse
  - Larger access door to move in large items
- Unanimous vote selecting the onsite build

#### Miscellaneous Items

- Terry Vaughn to modify current spread sheet per Bill Petersons request(Income to be added to budget)
- Will more than likely need new treasurer before the next board election as Terry Vaughn cabin is up for sale
- Need to be looking for new board members as some are not choosing to run next year
- Audible Alarm needs to be re-installed at the Pumphouse
- Solar power lock for front gate Dicjk Stitch to investigate, would require Hellsgate approval
- New locks
- Jerry to put together letter explaining Grant possibilities in an easy understandable format

Adjourn: 10:42AM