

October 3, 2010 Board Meeting: 9:00 AM
Turner Cabin

Dan Turner called the meeting to order.

Board Members present:

Dan Turner – President
Dick Stich – Vice President
Don Smith – Safety and Security
Mike Jandura – Water Chairman
Doug Heintz (for Jerry Smith) –Road Chairman/Member at Large
Kris Heintz Secretary
Chris Beaupre’ – Member at Large

Visitors:

Jess Lee New
Doug Mastin
Charlene Graham
Carol Smith
Kenny Knapp – Architectural committee

Old business:

Kris needs to get done all the minutes!

Dan Reviewed Treasurer Report: (See 2011 budget provided with ballots for figures)
Will review with John and make adjustments to Budgets and he and John will review sending notices to parties that are delinquent in assessments and/ or charges.

Road Budget: Jerry Smith will spend the remainder of his budget by the end of the year.
In budget profit and loss to include breakdown of costs for road and tree removal as separate items.
Water Budget: Mike Jandura,. Has upgraded valves at Pumphouse, also has valves for repair/replacement of individual several homeowners valves.

Electric Budget: Dan will review cost of APS. Don Smith made the point that with more people staying More often and longer the electric has and will increase.

Reserve fund: New board to determine.

Note: Carol Smith and Mr. and Mrs. Lepin’ might help by reviewing and coming up with an estimate needed as to what should be the correct balance that should be held in the Reserve Fund.

Dan asked for questions about the reserve fund:

Chris Beaupre’: Need to create more of a separation in road budget to specify road maintenance, work and repair and tree removal.

The 2011 budget was unanimously approved by board.

- Dan called for reports:

Road Chair report: Given by Doug Heintz in Jerry's absence.

Re: Slash pickup: No response from Hells Gate. Last Kenny Knapp heard from Nancy Yokum, they were trying to keep their equipment. Jim Graham and Dick Stich will see if they can get a hold of anybody regarding availability and costs to maintain slash pickup.

Safety and Security: Don Smith

Until construction on highway is complete all we can do is to wait in regarding the fence on the east side at the end of East Doe Crossing. . New private property signs have been put up in other areas – behind the Knapp and Watts & Heintz cabin. If trespassing continues we might look into fencing that area off.

Water Chair report: Mike Jandura

Looking at 2 or 3 different ways for looping water flow to help prevent freezing and creating a consistent flow throughout the subdivision. He will be reviewing over the winter. Board needs to allocate \$2,000.00 for fix of junction valves from reserve fund (capital improvement). Board approved unanimously.

Anyone who becomes aware of a leaking valve needs to contact Mike or Chris ASAP so they can get it repaired.

Architectural Committee: Kenny Knapp:

Committee is still working on revisions to forms and reviewing several items/requests and will report at January 10 board meeting. Review committee is presently at 3 could use a total of 5. Appointment of new committee will be by next board at January meeting.

Dick Stich: Report on new shed. He will be calling Nick Fitch regarding completion of the electrical.

New Business:

Reserve fund breakdown to be completed.

Review with Jerry regarding road vs. tree removal breakdown in budget.

Website (Mike Jandura) has been paid for another year.

Someone had asked about putting the directory on the website. Per comments, board has determined **not to** provide that information on the website. Mike is also checking into different security links to see about creating a more secure website.

For January Meeting:

For electric gate: Do we need a committee to looking in the feasibility and costs of gate? Carol and Doug will get the 3 bids needed, put together pros and cons/questions and answers regarding different

types and how they are powered. I.E. What happens if power is out? What happens if snow blocks gate etc. Doug Mastin will look into different alternatives for powering gate and what options are available. Once all info put together they will review with board.

Doug Heintz brought up the fact that we might look into a wireless microphone system for semi-annual meetings. With wires running all over the place it's getting dangerous. Check Craig's list.

Mike Jandura brought up the suggestion that before each meeting the gravel pile which is normally used for the deep pit and moved and flattened prior to the meeting. It is a hazard and with the children Climbing all over it etc. it takes attention away from the meeting as well as some HOA members were hit with flying gravel.

Meeting adjourned.

Note: January 10, 2011 meeting –
Location posted on the Website

Note from the out-going HOA secretary: I would like to wish Charleen good luck taking over the secretary position; I can attest the task is not the easiest. KH