



ANNUAL HOME OWNERS' ASSOCIATION MEETING AGENDA
FIRE DEPARTMENT MAMMOTH CREEK ROAD
SEPTEMBER 18, 2021 10:00 AM
Founded 1973

UTAH COVID REQUIREMENTS APPLY

Attending Members

Sheri DeMott (1972, Board Member)
Lynn Larson (Board Member)
Leo Basch (Board Member)
Jared Alvey (present, ARCOM member)
Carol Larson
John Gresch (1988, former Board Member)
Mike Roach (6 Years)
Jerry Meredith (1 year)
Don Dudek
Ross Greco (3 Years, ARCOM member)
Dane Carter (1Year)
Doug Schmidt (8 years)
Brent Conrad

Attending via Zoom

Katie Orr (August 2021)
Donna Mooers (1979, Board Member)
Rosann Krausch (2000, Board Member)
Kathleen Wegst (Former Board Member)
Jerry & Steffes
Steve & Shirley Weidner (July, 2021)
Tom Strong (former Board Member)
Melissa Ryther

CALL TO ORDER:

After some adjusting of the Zoom system, Sheri DeMott was able to call the meeting to order at 10:20 AM. She asked each board member to say a little about themselves and what they do on the Board.

INTRODUCTION BOARD MEMBERS:

Lynn Larson: Vice President On the Board for the second term (4 years). Interest in roads encouraged involvement. Stated "we all have the same common interests. This is a community organization, no one makes a profit. Always looking for new members to get involved. New ideas." Also involved with the web site. Anyone interested in co-hosting contact Lynn. Takes time. Trying to keep things updated like road conditions, significant events. Anyone interested in working with word press/web site let Lynn know. It's a valuable tool.

Leo Basch: Director Appointed to the Board last year. Prior to that was on ARCOM. Still on ARCOM in a dual function. ARCOM has provided documents on the website for members planning on building cabins. Leo also, like Lynn, sees it as an association of members, representing the members. ARCOM is the architectural committee. Deals with any project that

requires a building permit. The committee puts a lot of time in, being consistent with the CC&R's.

Rosann Krausch: Director On the mountain for 20 years. Tasked with working on the roads in conjunction with Bert Harris who is the road maintenance director, Kane County. Anyone interested, there are copies of questions members asked and the answers Mr. Harris responded. Anyone who has more questions or additional comments please let me know. Anyone on Zoom let Donna know and we'll get a copy to you.

Donna Mooers: Secretary/Treasurer/Director Usually the first-person new members meet. In charge of anything and everything that comes through. On the mountain since 1979. Board members call me the historian. I've been on the Board twice. First time for two years. This time 22 years. We need your input. We are members too. It's important to get new ideas, new people. You are our best line of defense in keeping our association in the hands of our members.

DETERMINATION OF QUORUM: Yes

WELCOME NEW MEMBERS

As members announced their presence many added their time on the mountain. They are listed above. (Attending Members).

Steve Weidner: purchased lot in July. Will be talking with ARCOM in the future.

Katie Orr: Katie and her husband Brian are new members as of August 10th. Excited to get to know other members. Katie has volunteered to be on the rewrite committee.

Sheri stated on the web site there are ways to get involved, leave messages. If you don't have the information on the web, we will get it to you.

Lynn stated it can be hard to interact on zoom. The meeting is being recorded, transcribed, and sent to all members. If you missed something, you should be able to find it in the minutes.

OLD BUSINESS:

BOARD ACTIVITY:

As lot sales soared, many new owners received not so correct information.

This year's dues are for one year at \$165.00 per lot, not the thousands of dollars quarterly quoted by non-DCROA people.

Roads are plowed through the Special Services District, overseen by the Fire Department. There must be a buildup on the road of several inches before plowing so as not to damage the dirt roads. The plows are mostly privately owned. They cover several miles of road and may not get to our subdivision as quickly as some would like. Be patient, they will get to us.

Getting building plans submitted is as easy as contacting Donna, any Board or ARCOM member. Everyone is listed on the web site: duckcreekridge.com.

We do not allow trailers as permanent living quarters. We do allow trailers under specific restrictions. They are listed in the CC&R's.

We do allow rentals on non-commercial lots. The rewrite committee will be looking into Kane County rental rules, regulations and make suggestions. Members will be given the opportunity to examine the Bylaw & CC&R changes and have a final vote next year.

Lynn added the goal was to allow trailers, RV's during construction. Friends visiting can park on your lot temporarily. Also, when you live on your property, after your primary living is established, and you have a trailer/RV you have a place to park it without having to find another place. It is never intended to be another rental or residence.

As Sheri added, you can have guests come and stay, but you cannot use a trailer as a rental.

Donna also added rentals are cabins, never anything else. We do not want to become a "trailer" community. You can put a trailer on property to live in for 90 days while under construction. Then it must be removed. You can allow guests to live in a trailer on your property for up to two weeks, then it must be removed. Residence who live on their property 24/7 are allowed to keep their trailer on property but cannot use the trailer to live in. The reasoning behind that decision has to do with anyone living off the mountain would be allowed to keep their trailer on or near their property. It is being allowed temporarily until the committee can do some research and come up with a workable plan.

Questions, issues, concerns, should be addressed to Board/ARCOM members. They have or will find the answers for you.

APPROVAL MINUTES: No meeting held 2020 due to covid restrictions

TREASURER'S REPORT:

Checking A/O 9-6-2021 \$2,092.15

CD'S

| | | | |
|-------------------------------|-------------|-------------|----------|
| 0079 | \$27,772.07 | a/o 7-14-21 | 12 month |
| 0061 | \$26,685.15 | a/o 4-14-21 | 6 month |
| 9050 | \$64,747.62 | a/o 8-14-21 | 24 month |
| Total: CD's only \$119,204.84 | | | |

Cash on hand a/o 9-6-2021 \$2,092.15

AUDIT:

Leo discussed the Treasurers' report. We have both long-term capital investments and operating budget. Our checking this year got down to around \$2,000. This has been coming on for several years as our expenditures have outpaced our income. A lot of that is related to the road maintenance.

Leo reviewed the CD's listed above and the fact the amount on hand in checking is not enough to cover our taxes or insurance.

Looking at all this, the Board had to make the hard decision to increase this year's dues by \$25.00 per lot. Our deficit for 2019 was \$12,000.00 (twelve thousand dollars), for 2020 \$11,000.00 (eleven thousand dollars) and for 2021 we are on the same track. When you have a deficit of at least \$11,000.00 or \$12,000.00 year after year that effects our financial liability

considerably. That mostly has to do with things the association over the years has taken on, on behalf of the members: things like road grading, dust abatement.

Our dues income for 2019, 2020, and 2021 is right at \$36,000 (thirty-six thousand dollars) per year. That remains constant because our dues remained constant.

Since 1999, with the exception of four years, our dues were \$140.00 per year. While many of the expenses during this time increased, our dues remained the same. With the exception of the four years when dues were temporarily raised to \$190.00 per year.

Someone questioned the belief the county was responsible for the roads. Before dust abatement can be done the roads must be graded and wetted down. The county was not willing to do that. Someone then questioned the validity of comment the county not grading the roads. Donna explained we initially paid the cost of road grading until the county took it over several years ago. The association pays for the watering every year.

Our largest expenses are the roads, an average of \$25,000.00 per year. In 2019 we spent \$23,000. In 2020, \$26,000 and 2021, \$24,000 for dust abatement. Our income has been \$36,000 per year.

Management is about \$18 to \$20,000 per year. This is primarily the job done by the Secretary and is a reasonable cost considering how much work is being done by Donna.

Taxes are \$2,300 with insurance at \$2,500 per year each.

Just these major expenses take up about \$46,000 per year with an income of \$35,000 per year.

The Board looked at raising the annual dues from \$140.00 to \$165.00 per lot. They also looked at raising our cash reserves to \$100,000.00 (one hundred thousand dollars).

The State of Utah has not adopted a reserve study but can do so at any time. Should they require a cash reserve and/or a reserve study, the association will have to comply. We don't know when or if and what the requirements maybe. The State will probably not allow an association to have no reserves. We do have the CD's but want to keep them in reserve for capital improvements.

For example, in 2006 \$56,000 alone was spent for the old water system.

John Gresch commented on placing more reserves into CD's as we exceed the hundred-thousand-dollar cap. Leo agreed that was a possibility. John added, the membership would like to know the Board is taking the extra and putting it into something tangible like a CD. And not removing the operation expenses and then raising dues to cover the cost. Leo stated there should always be a distinction between capital reserve and expenditures.

The Board is taking into consideration that in 2022 we will no longer have the road expenditures. This will give us a chance to build up our cash reserves.

Sheri read a statement from Zac Hascall in which Zac, who works with the dust abatement group stated, in writing. Every lot is being assessed a fee of \$100 on this year's tax roll. Dust control will be in 2022.

LOTS SOLD IN 2021 22 new owners 36 lots sold 5 pending

5 new owners unknown

LOTS SOLD IN 2020 34 new owners 42 lots sold

2021 – 2022 DUES:

Suggested: \$100,000.00 cap future

SHERIFF SUBSTATION:

2021- 2031 renewed lease agreement on lot 114 with the Sheriff's office.

DUST ABATEMENT:

Should be taken over by County 2022.

WEB SITE:

Lynn: we want to keep it relevant. The goal is to capture things that are constant. Ideas: a column regarding cabin rentals: what you need to do; what taxes you will pay; what insurance requirements are; what licenses are needed.

A corner for realtors. Information regarding our HOA specific.

Fire Wise. Ways we can get credit. Matching funds. The information is on the web.

Sheri added when a member files out the Fire Wise form on the website, stating you have done corrections on your lot (taking down trees, cleaning debris) this gives agency in charge a chance to use the forms to show that owners are doing their part in helping to avert fires. This helps the agencies to obtain grants that will be used for the mountain as a whole.

There is an HOA map showing every lot and the name of the owner. No other information is given.

A member agreed to talk with Lynn about suggestions he has. Lynn will contact.

BYLAWS, CC&R REWRITE UPDATE:

The Articles of Incorporation, done, will be sent to members for final review and vote. If approved they will be filed with the state. Bylaws are next. If interested in being on the rewrite committee, let Donna know. CC&Rs after Bylaws.

Donna added a person does not have to attend the meetings. Previously the meetings were conference calls. Now we have zoom. There are ways to be involved without direct contact.

Sheri added when you have a say in the rules/regulations, you have “buy-in” as to what happens.

ARCOM UPDATES:

Leo talked about ARCOM. In the last year we had about 5 new cabins, 1 remodel for siding. Anytime you do any type of remodel on your cabin, you must submit for approval from ARCOM. The group are friendly and will look at the project and ensure that it is consistent with the CC&R's.

Another remodel was an interior upgrade for a garage being converted. A lot clearing which included grading along with placing water/power prior to full construction. A request for an entrance way sign. A request to extend time for an RV on a lot after a cabin fire.

The Board and ARCOM work together. Members should know if you are doing something that alters the look of your cabin/property, please reach out to ARCOM/Board to ensure what you are doing is OK. That protects you and the association. If you do not, and what is done is not in compliance, you may be asked to remove it at your expense.

Member Jerry Meredith stated for the record working with ARCOM was great. They were easy to work with, responsive. The attitudes terrific, helpful, great suggestions that did not hinder us from doing what we wanted to do.

ARCOM member info is on the website. There are ARCOM documents also.

LOT CLEARING:

Members are clearing lots.

NEW BUSINESS:

Both Sheri and Leo talked about encouraging member involvement. Although Sheri is on the mountain full time, any Board member/ARCOM can be reached in various ways. Keep in touch, let us know what your concerns, issues are.

The Board has discussed putting together a short- and long-term plan for viability. We are looking for members interested in being on committees to look at plans that might bring in some revenue: BBQ's, community garage sale. We need a way to bring in finances without raising dues. We have a commercial lot that we can use to bring awareness and community spirit.

Lynn put together a sign-up sheet for anyone interested in Fire Wise, roads, and 2 other groups. If you are interested, please sign up.

CLUB HOUSE:

USES:

Document storage, Meeting location, Rental income which could offset maintenance.

AUDIT REPORT:

Each year two members audit the finances. This year only one member was available. Monica Evans sent in her report which Leo read.

“I have reviewed the 2020 DCROA information sent to me, which included bank statements, CD statements, copies of invoices and secretary/treasurer time cards. All the information was well organized, well documented, and complete. I reconciled all expenses to the checking account statements and found no discrepancies or missing items.

There are a few other pieces of information I would suggest be added to the audit going forward, most importantly a detailed listing of all HOA fees received or delinquent for the year, so that income can be reconciled to the deposits. In addition, it would be helpful to also receive an income statement and balance sheet for the year, a copy of any 1099 forms sent to the IRS, and a copy of the filed tax return.

Thank you for all you do,
Monica Evans”

If we don't have at least 2 members each year review the financials, we will have to hire an outside agency which can become quite costly.

At this time John Gresch volunteered to do the audit next year.

OTHER ISSUES, CONCERNS:

Don Dudek questioned what was being done regarding lot 113. Lot 113 is our parking lot. It has a horseshoe driveway entering from Duck Creek Ridge Road to Redwood or the reverse. Construction trucks, personal vehicles of all types have been traversing the lot causing damage to the property. Although large logs were installed to prevent people from driving off the driveway and cutting across the land, the poles have overtime disappeared.

It is proposed that a post and chain fence be installed along the perimeter.

Ross Greco (ARCOM) stated he is touch with someone and working it out.

ELECTIONS:

ARCOM 3 SEATS

Ross Greco, Jared Alvey make up 2 of the 3 ARCOM seats with Leo filling-in. Steve Weidner stated he might be interested and will get with Leo. No other nominations were announced.

2 BOARD SEATS

Sheri & Donna chose to run for the seats they hold. No other nominations were submitted.

Nominations were closed. Those nominations for the Board and ARCOM are elected to their respective group.

OTHER ISSUES, CONCERNS

John Gresch brought up a problem with a culvert at the intersection at Sugar Pine and Redwood. Donna will get John with the group headed by Lynn regarding road-drainage problems.

Lynn added the problem is universal. The culverts on the main road are the counties and a low priority for them. As a group, we can do something. We need to continue working with the county, keep neighbors working together. The culverts cause all kinds of problems. Lynn asked if a committee could be set up and we are all pro-active, we can find solutions to the destruction of properties directly affected and properties below the culvert.

There may be a different situation with a driveway culvert as to a road intersection one. Several discussions broke out regarding problems, possible solutions, damage down the road from a run off.

The committee or group of members will work together to come up with solutions.

ANNUAL MEETING DATE 2022:

After much discussion attending members choose to hold next years' annual meeting on the 2nd week of June, June 11th. announced. The vote was unanimous. June 11, 2022, 10:00 AM, location to be announced.

During the Bylaws rewrite, a set date will be established.

ADJOURNMENT:

Sheri asked if there was anything further. She then called the meeting closed at 11:59 AM.