



OPEN BOARD MEETING
Thursday, February 23, 2017
7:00 PM Nevada
Conference Call

Call to order: With Lance unable to attend due to an emergency, Vice President Sheri DeMott conducted the meeting. Sheri called the meeting to order at 7:03 pm. (Conference call report attached)

Attending Members: Board Members: Sheri DeMott, Tom Strong, Ken Chupinsky, Donna Mooers ARCOM Member: Bill Whitlow Association Members: Kathleen Wegst and Michael Voegele

Determination of Quorum: Yes

Association Member’s issues and concerns: No other members attended.

Old Business:

Approval November 17, 2016 Minutes

Motion to approve by Tom Strong. 2nd by Ken Chupinsky. Approved.

Treasurers’ Report:

Checking	\$63,705.94 a/o 1-31-17
CD’s	
0061 6 month	\$26,067.02 a/o 7-2-2016
0079 12 month	\$26,510.29 a/o 1-18-2017
9050 24 month	\$62,001.98 a/o 1-31-17
 Total Balance.....	 \$178,285.23

2016 expense report includes recurring expenses such as, salary, insurance, and Mag chloride. Tom, after reviewing the report, noted with slight variations, the expenses track from one year to the next. (Report attached)

QuickBooks is old, 2009. Need files compatible with the CPA.

Income Tax update CPA not finished.

Computer update

Tech took computer home to work on it. Donna explained the Tech would give commands, the lost data would appear and then disappear again. The thumb drive did not work either. The virus, commonly called the ransom virus is quite nasty. Donna told the Tech we would not pay a ransom. Financial data and all members personal data is on another computer and safe. The data that is lost is retrievable in most cases off of hard copies: i.e. maps, procedures, forms, lot photographs, and letters. The one thing lost is Donna's time card for January. She is now using her personal computer which was not affected. All documents sent to Board members for this meeting were on her personal computer and therefore retrievable.

Ken stated he has personal experience with the ransom virus. In business organizations this virus comes up every week. He said regular occurring backup is the best way to combat it.

Presently Brian, the computer tech, and Donna have come up with a way to isolate the DCROA computer by removing it from the internet. All internet activity can be downloaded on to a thumb drive or other device when needed.

Ken suggested having computer files organized in a fail-safe backup system. He talked about Microsoft office 365 with on-line files that are then protected. Tom also talked about external hard drives.

Donna to ask Brian his recommendations and report to the Board.

Dues 2017 - 2018

Ken questioned the need to maintain 5 years-worth of finances. Michael Voegele reviewed association history. He explained how the reserve fund required by the state, was approved by the members who did not want to fund it. DCROA owns two properties, lot 113, a parking lot and 114 with one structure. Lot 114 is presently covered by the renter, Kane County Sheriff's Office. Once they terminate the lease, it could be used as a meeting place for members.

After discussion, Ken recommended maintaining a yearly dues assessment which also keeps files up to date. Ken made the motion to set the dues for 2017 – 2018 at \$50.00. Sheri DeMott 2nd.

About eleven - twelve years ago the Association owned its own well and took responsibility for the roads. Then the County came in and decided to put in a water system. They tried to declare our Association a water company and attempted to take over all assets. At that time Michelle Taketa, the President of the Association, and Michael spent easily a hundred and fifty hours each fighting with the county trying to prove we were not just a water company but a full fledge Association. By doing so, we were able to keep a large portion of member funds and pay a reduced rate for hook-up to County water.

Michael stated although he does not know how real the concern is, he believes the county is going to pass a resolution wherein we will no longer have septic but a sewer system. They will then rip up our roads again and charge a fortune to hook into the sewer system. For that reason, when President, he wanted to have a cushion to assist Association members with the hook-up costs. He agreed the Association could have billed a special assessment. But, there are members who will be unable to come up with a large chunk of money to pay for the hook-up. This way the Association may be able to cut costs for everyone.

Ken stated he could understand the issue and added that when this type of thing occurs, Counties will spread the cost to the landowner over a long period of time.

Michael explained that although in theory Ken is correct, that is not what happened when the county came in with the water system. There was no negotiations. Donna added the county did not spread the cost over a period of time. It was, this is what you owe and you owe it now.

Sheri questioned how the surplus would help that type of situation. It would have worked if the county assessed the member rather than the Association.

Michael responded with the fact that the county negotiated with the Association, not the members. Donna added the county almost financially whipped the Association out.

Donna suggested bringing the issue to the Attorney to find out if HOA's are required to maintain a specific cash balance.

Sheri made the motion to table the issue until the next meeting after we get information from the Attorney. Donna agreed, Tom 2nd. Motion approved.

Kathleen suggested holding off on the motion until the road discussion is heard. Costs and road coverage may change. Ken agreed and the dues discussion was moved to a later time on the agenda.

Roads

Road Cover Options Kathleen Peterson Wegst & Michael Voegele

(The following articles were submitted and herein attached: Dust Suppression report and email dated February 20, 2017. Email dated February 20, 2017 subject Product & History of RPI. Email dated February 21, 2017subject Soil Stabilisation-Dust Suppressant. Report Road Bond Ionic Soil Stabiliser & Dust Suppressant, How it Works. Road Packer Material Safety Data Sheet. Road Stabilisation. Road Packer Plus Ionic Soil Stabiliser & How It Works. Material Data Sheet. Frequently Asked Questions. Explanation of Reason for Laboratory Testing. Soil Pre Treatment Test Criteria. The City of Calgary letters dated April 28, 1997 and October 18, 1999. Environmental Impact of Road Packer Products. Email dated July 6, 1999. RPG's Explanation of their Environmental Position Regarding Their Product. Reason Why Road Packer Plus Road Packer Supreme (HD) & RP Clay Brick Stabiliser Reason Why Road Packer Plus is Environmentally Safe)

Michael and Kathleen for years have tried to find something that could be put on the roads to control the dust. Part of the problem is finding something the Association can afford and the county will allow. At the time of the water system the road specs called for various things and designs that were not done. The way the roads are presently graded, a good rain washes the

Mag Chloride off to the side, killing the trees. Their recommendation is to not lay Mag Chloride any more. Would like to bring the issue back to the members in June, with other options.

In reviewing Road Packer (RP) information, Tom noted our soil is different than the soil mentioned in the flyers and wondered if RP is a viable option. He also questioned cost and since the county has failed to assist with road upgrades in the past, would they be willing to work with us on this type of road coverage.

Kathleen advised RP has multiple products. She confirmed RP would have to look at several items to determine what can be used whether it be RP or another company. The county question cannot be addressed until we have information to present to them.

Kathleen asked that her and Michael be authorized to work together and pull the information needed to make a presentation to the Board, the members, and the county. There are several things to be considered: type of coverage, road base, soil tests, road usage, county approval, other road improvements needed.

During the annual meeting two motions were made, both approved, that contradict each other. One motion gives the board the discretion to place mag chloride for 2017- 2018. The next motion which was also approved, authorized the Board to use Mag chloride for 2017-2018 unless they come up with a more prudent method. Based on these motions the Board does not have a better solution and may be forced to place Mag Chloride this year.

Several suggestions were made to meet the requirements of both motions, none of which work. Tom made the motion that Michael and Kathleen pursue finding what the county will allow and expend the funds to have soil samples done. Donna 2nd. The motion passed.

Bill added to the concern that most members are concerned about the dust and may not be aware of the danger to the trees. He stated human health should be first priority.

Kathleen reviewed the process. Michael and Kathleen will prepare a plan for sampling. As soon as weather permits they will obtain soil samples and send them to a lab. Then they will review various options, cost, time-frame, based on samples, to present to the board for a decision.

Trying to find an answer to contradictory motions, Ken stated it best. We could clearly state the board was looking at a more prudent option. All agreed this would be the Board stance. As Tom said, either we will all be off the board or the members will understand our dilemma.

Tom made the motion to not put mag chloride at this time in conjunction with the previous motion to pursue other methods. 2nd by Donna. Both motions were approved unanimously.

Michael questioned the budget amount they had to work with. Donna advised the Board had the option of up to \$5,000.00. Michael and Kathleen confirmed their needs would not go that high.

Donna made the motion to authorize up to \$3,000.00 for Kathleen and Michael to work with. Over that amount must be approved by the board. 2nd by Sheri. Motion approved with no opposition.

2017 - 2018 Roads Coverage Coordinator needed

Until the decision is firm, a coordinator is not needed.

Meadow View Heights' roads Donna Mooers

Meadow View Heights has not responded to phone or emails. If Sheri talks with Kurt she will ask what they used. She will also get Kathleen and Kurt together.

Road Signs Sheri DeMott, Kane County policy on placement of stop signs, speed limit signs.

Could not find a specific policy. Each HOA seems to do their own thing. This is an enforcement issue rather than a sign placement issue. Sheri would encourage a relationship with law enforcement.

Street - Address signs Tom Strong, Kane County policy

After seeing the proposed sign, Tom agreed it fits the need. The property has to be marked and the green sign on the tree being used by Meadow View does meet requirements of the county. Tom's concern is stepping between the homeowner and the county and setting a precedent. At the annual meeting members retracted a previous design and voted to put up the green sign so there would be uniformity for first-responders.

Sign to be placed on everyone's property at driveway entrance. Sheri questioned if signs should be on all lots. Some lots are joined and have collectively one address. Sheri to call the Fire Department to find out how they locate lots without address assignments by the county.

Several issues were discussed. Who places the sign, will owners allow someone to place the sign on their lot, and is there a sign on each lot, even when there is no structure. Do we give the owner the sign with instructions as to where and how the sign is to be hung? Shall the board have owners sign an agreement authorizing entry to their lot so the Board can put them up? Sheri made the motion for Donna to draft a letter asking members to give signed authorization. Donna 2nd. Ken, Sheri, & Donna voted yes. Tom voted no stating he is concerned the Board is overstepping their authority. Donna suggested getting Attorney input and going from there. Everyone agreed to that.

Annual Meeting decision

Last weekend of June.

ARCOM

Members Bill Whitlow Need two new members

Donna sent a letter with no response. Bill suggested Kathleen Wegst. We are still short members. Kathleen was not available for her input.

Lot Clearing Bill Whitlow Draft letter

There are around 25 lots left. Bill asked to defer to the Board, possibly offering financing to owners with problems. Sheri spoke with Fire Chief Casey Tuttle who still will work with us, reviewing lots and writing letters to owners. CC&R's need to include the right to enter property to clear a lot. We can enter now to remove a dangerous tree. Lot clearing have averaged between

28 and 3500 dollars. A payment plan was discussed. Sheri wants the attorney asked if having a letter from the Fire Department is sufficient to enter a lot.

Chip Feast notification

Donna to send out notice.

Legal Issues

Off-Duty Law Enforcement Donna Mooers

Donna talked with Alan Aldridge who talked with Sheriff Tracy Glover. They would be interested in talking with the Board about enforcement possibilities including the use of off-duty officers. Sheri made the motion for Lance to decide who will attend the meeting. 2nd by Donna Approved.

Pinewoods and lot 113 Lance Griffin

Rescheduled

Attorney Bylaws and CC&R updates Tom Strong & Donna Mooers .

Tom & Donna reviewed documents. Identified areas needing updating. Adding more duties for ARCOM and increasing members. Identify it as a committee reporting to the board. No secretary, no required meetings and minutes. Bill said it makes sense to make these changes as this is how ARCOM has worked for years. Changes must have a 51% approval of members.

Reserve Study updates

Discussed during Road presentation

HOA legal updates

Attorney will advise Utah updates

Renter Information: Collecting information

Members are concerned about renters. Attorney recommendation is to ask members if they rent their property, who is their representative, who is called for problems. Donna asked if the Board wants to get involved. Donna will ask members to update information. Tom, Ken, & Sheri agreed.

New Business:

Fire Department meeting Nov 18 Sheri DeMott

Sheri attended. Would like to set up an association group to discuss mountain issues. Not another CMAC, which appears to be gone. Donna suggested people whose association has disbanded be included in the meetings. Sheri will try to set up the group, Donna will provide info.

Annual meeting June 24, 2017

Donna to set up meeting location

Next board date 2017 - 2018 budget

Ken and Donna to work on budget.

ADJOURNMENT

Donna made a motion to adjourn. Sheri 2nd. Ken & Tom agreed.