



BOARD MEETING MINUTES
February 24, 2022 11:00 AM
St. George, Utah (Magleby's)

CALL TO ORDER: Sheri called the meeting to order at 12:47 pm

INTRODUCTION OF BOARD MEMBERS: Sheri DeMott, Rosann Krausch, Donna Mooers, Lynn Larson, Leo Basch

ARCOM MEMBERS: Steve Weidner, Jared Alvey

ATTENDING MEMBERS: Shirley Weidner

DETERMINATION OF QUORUM: Yes

OLD BUSINESS:

APPROVAL MINUTES: NOVEMBER 18, 2021 Minutes approved without change.

TREASURER'S REPORT:

Checking \$25,135.97 A/O 1-31-2022

CD'S

0079 3-month CD \$27,835.09 A/O 1-14-2022

0061 6-month CD \$26,725.28 A/O 10-14-2021

9050 24-month CD \$65,041.71 A/O 02-14-2022

Total: \$144,738.05

3 lots/3 members' dues unpaid: Total Due: \$560.46

1 lot/1 member selling Total Due: \$186.82

2 lots/1 member paid \$418.00 owes \$6.39 late fees

Total Due: \$753.67

Are members notified when past due. They are billed every month until paid, or they reach a time period where liens are filed. At that time the Attorney takes over. Next billing will be certified.

Recommendation: display on web dues amount, date billed and date due.

HISTORICAL FINANCIAL REPORT

Leo reviewed the following: Primary income is through dues; secondary is interest on the CD's, which is not much. Need to find another income source. The Substation is almost awash between the rental fee and the insurance. The largest yearly expense has been the roads. Going forward, this expense will no longer be necessary. It is an opportunity to utilize the money elsewhere.

Insurance has remained relatively stable from 2016 to 2020. Legal expense is small.

We have been running close to debit every year. Removing the cost of roads and banking that savings should allow us to bring the Association into a financially secure position.

Looking toward the future and exploring long range plans, now is the time to put us in a financial position toward those plans. For example, building on lot 113. We need members to understand that we need to be financially stable should we ever have to deal with a capital improvement. The State can require us to have a Reserve Study done and meet their dollar amount.

Leo reviewed, point by point, the profit and loss over the years (see attached). The projected for 2022, keeping dues at the \$165.00 per lot level, only gives us a little over \$5,000.00 in the coffers. Not enough should we have a capital expense.

It was suggested the members be made aware of the finances. They need to know that dues do not just cover the roads. In order to be an association, we are required to meet certain criteria. By maintaining the dues, or even raising them, we, the Board must justify where the money goes and why. This is the opportunity to get members to understand the financial costs of having an HOA.

Sheri suggested the Profit/Loss form be reviewed at the annual meeting. Jared suggested that a password can be given to all members who would

like to review the P/L form could do so on the web with a password unique to our HOA. Leo will do a power point presentation at the annual.

Hiring a Property Management group costs more than what is presently being spent. Two Management groups were considered a few years ago and both stated we were doing everything they would do, but our cost is less. By bringing in outsiders we lose control of the Association. Although Property Management is a paid employee, the way most are set up, they have total control over the members, the properties, and the decisions made. They have no buy in as they are not owners.

The members need to decide what they want from the HOA. That should be the driving force as to the direction of the Board. Presently the Board/ARCOM are usually ahead of any problems, complaints from members.

SAVINGS ACCOUNT ACTION NEEDED: Donna, being the Treasurer, and Rosann, a Board Member, will get the savings account set up and be the signers.

BANK CARD ACTION NEEDED: A member, who is also a CPA, highly recommends the HOA get a business credit card so that individuals, like Donna, will not have to use their personal credit card for HOA expenses. Donna will talk with the bank about obtaining a business credit card.

MOTION TO REMOVE ALL PRIOR SIGNERS, MEMBERS FROM BANK: Donna explained the bank maintains old member names and files on our financial accounts. She would like to bring the accounts up to date with names of present members. Leo made the motion to have removed any prior and/or non-existent members from financial accounts. Sheri called for a vote. The vote was unanimous to bring financial records up to date. Donna will work with the bank.

WEB SITE UPDATE: Previously the web was designed and maintained by a group called Perkolate. Several years ago, working with Perkolate, the Board hired Brian Pettijohn, a Nevada Supreme Court computer tech who also had a personal business. Brian is now getting ready to retire. Working with Lynn, they were able to find ARCOM member Jared Alvey who has not only the technical ability but also a computer company, Modern Creative out of St. George.

It was suggested and agreed the position should be more in line as a Communication Director rather than solely a computer tech. Jared will work on bringing the web to a more user-friendly system. Taking into consideration what a member would need, would use. The discussion brought up many ideas: an FAQ section (Frequently Asked Questions), contact information for various county/state agencies. A place for members to post personal ads. Private businesses would pay for ads. All entries must be pre-approved. Sheri also asked for a way for members to give input on their needs/wants.

Other ideas: Digital abilities for members to access plat map of subdivision, a code for members to access non-public HOA information, such as financials.

With updates and changes made, the new web site will be presented at the annual meeting to members.

Jared was asked and agreed to take over the web site.

Leo, Lynn, Jared, & Steve will work on website advertising.

Maps: Need structure map updated

ARCOM to bring up to date

ARCOM has full set of plat maps. Plate maps can be digitized. Leo has a full set of plat maps.

Need a defined process for transfer/responsibility

Lot clearing reminder: need full process resurrected. Sheri agreed. Rosanne questioned Lots 220 + 221 and the non-compliance. Lot 220 has come into compliance, 221 has not. Sheri suggested contacting Spencer Rollo the Fire Warden. We'll have pictures taken and submit to the Fire Department. Donna stated if documentation is not done, we can not take an issue to court. We have to have photographs, letter copies, etc. Lynn asked if the new owner is responsible for the previous owner's failure to comply. Yes, it becomes the new owner's issue. Donna explained, when approached by the Realtor or Title Company, any issues on the lot are explained. Whether they advise the potential owner or not, Donna does not know. But she knows that in many cases the new owner is made aware of the problems prior to purchase.

Discussion ensued on process, including this being an annual thing. Sheri volunteered to review all lots and make a list.

Copy of agenda prior to meeting & Dues for the upcoming year announcement will be on the web.

Updated Mission Statement needed Sheri & Lynn will work on an updated one.

Things that never go on the web:

Executive Board Minutes & Financials: Should never go on the web. Executive Board meetings usually deal with a member issue and we don't want to advertise our financial situation to non-members. Everyone agreed.

ARCOM updates:

Drainage: Lynn is in contact with Bert Harris. They will review what DCROA has identified as problems and possible solutions. Lynn will take the lead on drainage. We need to know what is the owner responsibility on culverts, etc. It was suggested by Steve that we will need a Civil Engineer who can come up with solutions and potential costs. Donna will get some names to Lynn. Not knowing who has responsibility, Steve recommended we find out before we take any action.

Sheri suggested, while reviewing lots, drainage/culverts can be added.

Lot 113 signs

Due to 112 placing a fence, it was determined to not fence 113. Donna to check on cleaning or replacing signs. 113 to be cleaned after annual meeting. Advertise in advance. Put it on the agenda. Signup sheets at annual for various work crews. Have everyone at annual stay over to discuss committees. Notifications of the committee's on the agenda.

Donna suggested looking at building a "club house" or utilizing 113 as more than a parking lot.

Replace 114 signs Donna to get new signs.

Discussion with Attorney regarding Preconstruction Bonds

As we have other recourse should there be a construction issue, Donna made the motion to not require bonds. Unanimously approved.

Leo to look into possible diesel being stored on a commercial lot. Check with Fire Department on requirements for storage flammable liquids.

NEW BUSINESS:

Other issues, concerns, discussions No issues

Board Meeting dates for year: September, November, February, June, second Saturday.

Annual meeting date: June 11, 2022 11:00 am

Location to be announced

ADJOURNMENT: Motion to adjourn by Donna, Second Lynn. Adjourned at 2:15 pm