



Board Meeting Dec 18, 2021

The meeting was called to order at 10:18 am by President, Dewey.

Those present: Dewey Bray, Linda Bray, Doug Pittman, Jeff James, Bruce Klapmeier, Bill Foster, Nina Holcombe, Laura Moes

TREASURERS REPORT:

Linda reported that \$8,300.00 was moved from checking account to the Infrastructure reserve account. This is done annually with the remaining balance of the checking account. The budget was presented and, after a few minor adjustments was approved for the upcoming year. The association dues were raised to \$82.00 per year, a 5.9% increase.

OLD BUSINESS:

Bruce and Doug reported the water system was working well and we were passing all water quality tests. Adedge came as planned, new seals & gauges were installed. They performed some routine maintenance and fine tuning of the system. There are just a few small items left to install.

Bruce brought everyone up to date on new builds. 3 new homes have been started with another possible 3 more to start next year.

Dewey reported the storage shed was purchased & placed up behind the water pod. Shelving was also purchased & installed. All the HOA supplies & inventory have been moved into their new location.

The deed to move the 8 foot pedestrian access Tract in Division 3 has been recorded.

NEW BUSINESS:

We are currently renting additional water rights for \$1,000.00 per year. With our existing rights and an estimated complete build-out of the plat at 80 homes, it was discussed that we do not need these additional rights. Doug made a motion to relinquish the additional rights. Jeff seconded, and it was approved.

The Firewise Program team came and did a walkthrough of the neighborhood. They have provided a draft report for our review. We will need a minimum of 8 committed homes to sign up in order to qualify for the program. Dwayne is taking the lead on this program and will present information at the annual HOA meeting in May.

Dewey gave new life to the 300 gallon water tank that was rusting away behind Gil's garage. Removing the old Brigg & Straton engines and replacing one with a Honda gas pump and adapters hose fittings. His goal is to have it full and available in the summer as an additional source for fire protection. It's a work in progress but shows promise.

The meeting was adjourned at 11:40 am.