



ANNUAL MEMBERSHIP MEETING minutes
June 24, 2023 10:00 AM
PINEWOOD CONFERENCE ROOM

Attending Members:

Scott & Marsha Bowen	Karen Burke	Mackenzie Calvaresi
Barbara Chilson	Don & Paula Dudek	Ross Greco
Michael Iannacone	Rosanne Krausch	Donna Mooers
Melissa Ryther	John & Kim Scott	Shelley Stevens
Lynn & Tom Strong	Chuck Telles	Steve Weidner

CALL TO ORDER: 10:04 am called to order by President John Scott

INTRODUCTION OF BOARD / ARCOM MEMBERS: John Scott, Paula Dudek, Rosann Krausch, Donna Mooers, Scott Bowen

ARCOM Ross Greco, Steve Weidner (Jared Alvey unable to attend)

DETERMINATION OF QUORUM: Yes

OLD BUSINESS:

APPROVAL MINUTES: Paula made the motion to approve the minutes. Rosann second the motion to approve. Motion carried.

TREASURER'S REPORT: A/O JUNE 1, 2023

Checking \$18,590.64

CD'S

0079	3-month CD A/O 4-14-2023	\$28,503.37
0061	6-month CD A/O 4-14-2023	\$26,872.32
9050	24-month CD A/O 5-14-2023	\$65,576.43

Total: \$139,542.76

WEB SITE UPDATE: Unfortunately, Jared was unavailable to give the web update.

BOARD RESTRUCTURE:

PRESIDENT: John Scott

SECRETARY: Donna Mooers

TREASURER: Donna Mooers

QuickBooks: Access is now direct to our CPA.

EVENTS COORDINATOR: Sets up meetings, events like the previous yard sales. If you need information on Everbridge or current events: for example there will be 36 hot air balloons tonight in Panguitch, Utah all lite up. Eventually the web will have current events. Paula Dudek has taken on this task.

ARCOM COORDINATOR: There will be a document area on the web which will give info as to what members need to submit for construction. We encourage people to go through the right process to prevent later problems. The purpose is to help maintain property values for all owners/members. John will work with ARCOM.

PROPERTY MANAGEMENT COORDINATOR: John will oversee any road maintenance activity, drainage issues, and lot clearing, John works with the fire service and will work to rewrite polices procedures for these items.

REWRITE COORDINATOR: Rosan Krausch and Donna Mooers will work together on this. All governing documents need to be reviewed every year to ensure changes in laws, and ensure governing documents within the Association are kept up to date. Please submit any feedback on any issues that needs Board/ARCOM/Member attention.

GOVERNMENT LIAISON: Scott Bowen will keep up with any notifications from the State, County, Duck Creek area that could impact the Association.

NEW BUSINESS:

MEMBER ISSUES, CONCERNS, DISCUSSIONS: Kane County had a meeting in which a \$3.00 a month rate hike was approved.

The Mag Chloride is down for this year.

Melissa Ryder requested signs saying "Slow Down" be posted as it impacts members, visitors, and the Mag Chloride when newly spread. It was requested that members be notified in advance when the Mag is being laid so members don't come up.

Snow removal costs this year were in the hundreds of thousands of dollars range. If Kane County went through that much, another winter like this last one may have the county raising their rates.

On July 11 station 1 Mammoth Creek at 6 pm their goal is to increase costs by \$35 per lot. Wade Heaton previously expressed his concerns regarding the depletion of the roads due to snow removal.

ARCOM ELECTION

PROPOSED CHANGE #1:

Presently all 3 members are elected at the same time each year. The board suggested one ARCOM member be elected on a rotation basis, one each year for a 3-year position.

PROPOSED CHANGE #2:

A second suggestion was for 2 members to be elected on the even year and one member on the odd year.

The members voted for a 3-year rotation.

ELECTIONS

Present ARCOM members/positions will rotate as follows: Seat #1 presently held by Ross Greco will be up for election in one year. Seat #2, presently held by Steve Weidner, in 2 years and, seat #3 held by Jared Alvey in 3 years. The members voted unanimously. No opposition.

BOARD OF DIRECTORS 2 SEATS:

Both Donna Mooers and John Scott were elected to the Board for 2 years. Member Barbara Chilson withdrew her ballot.

OTHER BUSINESS:

Member Barbara Chilson asked what to do with pine needles, clear the our not. John Scott will check with the Fire Department.

Reminder Only natural items can be left at the burn pit which opened last Monday. It is , near the dump in Glendale, open Thursday thru Friday 1-6 PM, and Saturday 10 – 6 PM. Jared will put the details on the web. Members were advised the County is no longer doing pick-ups. They have not done so since last year.

John Scott brought up the issue of Airbnb's / rentals. He asked members for their input after Rosann gave information she had collected from the County. Rosann talked abhelley stevens does Kane regulate number of persons . Tom anyone in hoa who rents must be id'd so members have a contact and then send all complaints to kane. There is also an issue of 'grandfathering' in. rosann explained some of the Kane requirements. \$200 per day and/or jail time of up to 90 days. Karen brought up sending out notice to all members regarding whether they rent. Notice to go out with dues.

ADJOURNMENT: A motion was made by John Scott to adjourn. The motion was seconded by Kim Scott. The meeting was adjourned at 10:04 AM.