

# FPEPOA BOARD MEETING MINUTES

## OCTOBER 19TH, 2023 5:00 P.M.

### LOG HILL FIRE STATION / ZOOM

The meeting was called to order by President Randy Mathis at 5:05 p.m. President Randy Mathis, Vice President John Peters and Treasurer Katherine Paison-Senn were all in attendance in person. Secretary Mike Jones was unable to attend. Board Member Paul Stashick was in attendance via Zoom.

Evelyn Bailey (administrative assistant) hosted the Zoom portion of the meeting.

There were 10 people in attendance via Zoom.

Randy went over the results of the Workshop Meeting that was held prior to the regular board meeting. 4 sections of the Policies and Procedures have been reviewed and revised and will be posted for review.

#### **1. Approval of Meeting Minutes**

The September Board Meeting Minutes and Workshop Meeting Minutes were unanimously approved.

#### **2. 2024 Budget Presentation by Katherine Paison-Senn (Treasurer)**

Katherine presented 3 options for the budget, (A, B and C), which took into account the Finance Committee Report. Highlights of the presentation:

- Katherine thanked the various committee members including the Finance Committee and the Road Committee
- She will be bringing the Road Operating Fund into the Operating Fund and will keep the Road Reserve Fund
- Any proposed assessment increase will require member approval
- Optimal goal for operating reserve would be \$110K per year
- At end of 20 years on this schedule it should result in a \$1mil reserve balance
- Reserve fund schedule to be reviewed/updated annually keeping the 20-year plan in mind
- To reach road maintenance and reserve fund goals, the need for an increase to the annual assessment would be above the 5% (approximately 28%)
- A 5-year Road Committee Budget was also shared to explain the upcoming costs and maintenance for the various roads and a case for strong reserves
- Due to the road maintenance deferment, 2023's expenditures on the roads were over \$400K
- Budget Option A would be the most aggressive but would meet our goals by end of next year as well as include a \$40K savings on road mobilization expenses. Would require \$120 per unit assessment increase, however, should not require an additional assessment yearly over the 5% increase going forward
- Budget Option B would be a 20% increase but result in a loss of funds in the operating reserve fund. (88% instead of 100%)
- Budget Option C would be an 11% increase but results in a less than optimal 80% operating reserve and would require an additional assessment yearly over the 5% increase going forward

After Katherine's presentation, John Peters commented that without raising the dues the members could be facing some special assessments down the line for road maintenance. Katherine also mentioned the budget doesn't consider additional revenue from future development. Paul Stashick also commented that the budget options presented do not include any community amenities and he feels the membership should be surveyed as to their vision for the future. He also spoke about exploring options for a metro district as a way of funding expenses.

The board then opened the meeting for questions/feedback from the members in attendance.

The board voted to adopt Budget Option A, with Treasurer Katherine Paison-Senn, President Randy Mathis and Board Member Paul Stashick voting in favor. VP John Peters voted to decline. (The board voted to adopt this particular Option A but it would still need to be voted on by the membership.)

A discussion ensued as to the procedure for adopting the budget with the increase in assessments and what majority is required, (2/3 of the members present or by proxy at a meeting called for that purpose), to pass the budget. It was decided that a board member would reach out to the attorney to confirm that the proper voting procedure is followed. An email will be sent to all members explaining that a budget option has been adopted by the board and what it entails. The vote would be held at the January Winter Member Meeting.

Katherine said that the Finance Committee has recommended establishing a new account for the Reserve Fund as access to the existing account is complicated through Vanguard. The suggestion would be to establish an account through Edward Jones to make access and reports easier. A decision was made to further investigate the idea to see what fees would be involved if the account was changed to Edward Jones.

The Finance Committee charter was updated to reflect that the committee is not involved with collections. A motion was made to approve the new Finance Committee charter. The motion passed unanimously.

### **3. Committee Updates**

- a) ARC – No new updates. 26 projects still in the pipeline
- b) Roads – Road Committee will be getting a bid for next year's road work. Snow stakes should be 3' from the road per our snowplow contractor Brent. Eric will also seek a bid from Brent to put up snow stakes next year.
- c) Welcome – No committee member was present to give an update.
- d) CRC – A discussion ensued regarding a trailer parked in the mailbox parking lot. Paul will further investigate.

### **4. Old Business**

Paul said the Golf Committee was in the process of being formed with the assistance of Susan Romeo, the new admin for the Golf Course. He hoped to have a meeting within the next two weeks. He also said John Peters offered to be the liaison to the Golf Committee.

#### **5. New Business**

No new business.

#### **6. Comments/Questions**

There was an emailed question about a sign at the mailboxes that has deteriorated. The maintenance of signage is under the jurisdiction of the HOA. A motion was made by the board to have the sign replaced and the motion unanimously passed.

A continuation of the board working session meeting was set for November 16th, 2023 at 2:30 p.m.

A date for the next board meeting was set for November 16th, 2023 at 5:00 p.m.

The meeting was adjourned at 7:13 p.m.