

FPEPOA BOARD MEETING MINUTES
JANUARY 23, 2024 5:00 P.M.
LOG HILL FIRE STATION / ZOOM

The meeting was called to order by President Randy Mathis at 5:07 p.m. President Randy Mathis, Vice President John Peters, Treasurer Katherine Paison-Senn and Board Member Paul Stashick were all in attendance in person. Secretary Mike Jones attended via Zoom.

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

There were 3 homeowners in attendance via Zoom.

1. Approval of Previous Board Meeting Minutes

The minutes of the previous board meeting were unanimously approved.

2. Committee Updates

- a. **ARC** – Randy made the ARC report as Jerry Simon was unable to attend the meeting and sent his report in via email. Eric Loeb resigned from the ARC committee. Hartman's house on Pika update – the building permit has expired, and the homeowner has not been communicating with the county or the HOA.
- b. **Finance** – Katherine reported that the Finance Committee has met as of last week. Road Operating Account has been reclassified to Operating Fund. Total cash in Operating Fund currently is \$108K+. Projection for opening of 2024 was \$110K, so off by approx. \$1900. She believes we can reach our year end goal for 2024 despite the minor shortfall. Reserve Fund (previously named Road Fund) has been renamed because it may be used for things like mailboxes and other non-road related items. A new account was established with Edward Jones Brokerage – consists of 3 different accounts; cash deposit account (yield approx. 1%), for funds that are deposited waiting for investment or dispersal, a money market account (yielding approx. 5%) for short term investments, and an investment account earmarked for road projects for this year (currently 108K invested in a FDIC cd account @ 5.3% that matures at the end of March). Long term goal is for funds to be secure and readily available. Purpose of making change so board would have easy access and visibility and ease in updating account with authorized users as the board changes over time. Principal is protected and preserved. A little over \$5K remains in Vanguard account which will be moved to the Edward Jones account. Reserve fund is at \$116K beginning balance, approx.. \$12K over projected amounts.

Corporate transparency act – new regulations with banking and reporting. Existing businesses have until 1/1/25 to make changes. Katherine wants one board member to attend webinar for educating us on this new act. Also spoke about signing us up

for CAI. A motion was made to allow a board member as well as a member of the finance committee attend the webinar at \$69 per person for more information regarding Corporate Transparency Act.

- c. **Road** – John Peters reported for the Road Committee as their liaison. Katherine discussed getting a bid for the remaining road work. Randy brought up the subject of grading of Cougar and Lynx and asked whether we had budgeted for that. He mentioned pushing off grading if those roads are going to be chip sealed this year. He talked about adding speed limit signs into neighborhood and will look into the cost of signage. Katherine spoke about signage for the mailboxes. Randy also spoke about the need for a handicapped parking sign at the mailboxes. Paul suggested the speed limit signage should be provided by the county so the sheriff will enforce it. Katherine will pursue obtaining bids for signage.
- d. **Welcome** – no report was given.
- e. **CRC** – Simon Ward reported on the modifications to the pet leash issue and said the HOA will be adopting the language of the county ordinance on this issue.

3. **Comments on proposed amendments to the governing documents**

Randy spoke about the HOA backing off on the leash law. They are now changing the wording to reflect that the homeowners need to observe the county ordinance and the definition of control for dogs will be a fenced yard/structure; or on a leash; or under voice control (in sight of the owner and respond to the owner when it's called); a dog that attacks another dog or human is not deemed to be under the owner's control. Additional verbiage will be forthcoming in a supplement. Also, adding to the amendment of the dog policy is picking up dog feces and not leaving bags lying around the neighborhood.

Revised documents will be reposted.

Storage of construction materials will go to the ARC standards and will be removed from our CCR&E's. ATV's and Golf carts will be allowed on roads per county ordinance, however, the driver has to be of legal age/have a valid driver's license and have liability insurance.

CCIOA member meetings must have mailed notification.

4. **Voting Procedures for January/February Winter Members Meeting**

Ballots will have both the increase to assessment as well as ballot for or against proposed changes to the CCR&E's. Changes will have line items broken out to vote for each change individually.

Randy reiterated that they don't want the entire changes thrown out based on disagreement of one item. Feb meeting will be moved to 2/29 so as to provide proper notice. 60% quorum required. Agenda notification will be sent by email and regular mail as well as posting to the website. Proxy will be a directed proxy which allows member to direct to any owner to vote for them. If a

quorum is not reached another meeting will be called where the quorum will be half of the amount needed. Directed proxy can be mailed or emailed.

5. Old Business

Evelyn gave an update on the status of the website. Randy spoke with Paul about the domain name and told him about Katherine's idea of "Fairway Pines at Divide Ranch". Paul said it should be "Fairway Pines at Divide Ranch and Club" due to another Divide Ranch location. Randy asked Paul to consider the DBA.

6. New Business

Mailbox issues. We are going to need more mail/parcel boxes and need that process started. Current mailboxes are on Paul's property and Paul thinks they should be moved within the next three years due to the playground coming. Randy suggested a work session to address the mailbox issue. Katherine suggested a covered area like the mailboxes in Loghill.

John Peters asked about the golf dues assessment and thought it should be put on the agenda for future meetings. Randy mentioned he was waiting for the golf committee to be formed and due to the relationship between the membership and the golf course, he wanted to see some documentation for the golf course costs.

A homeowner asked if the board would consider making a donation to the firehouse for \$500 for using the facilities for our meetings.

7. Next Meeting Date

Winter Member's Meeting to be February 29nd, 2024 at 5:00 p.m.

The meeting was adjourned at 6:34 p.m.