

BOARD OF DIRECTOR'S MEETING MINUTES
MAY 18th, 2023 5:00 P.M.
LOG HILL FIRE STATION / ZOOM

President Randy Mathis was unable to attend the meeting due to being out of state and not having a suitable wifi signal. Vice President John Peters took over as meeting director and called the meeting to order at 5:03 p.m. MST. Treasurer Mike Jones, Secretary Bob del Rossi, and Board Member Paul Stashick were all in attendance in person.

Evelyn Bailey (administrative assistant) hosted the Zoom portion of the meeting. There were 18 property owners participating in the Zoom meeting at the beginning of the meeting.

1. Approval of Minutes

The April 11th 2023 Meeting Minutes were unanimously approved.

2. Road Committee Update

Revised bids were obtained from United Paving including paving, chip seal and repair work. Total bid came to \$482K for chip sealing and/or paving Marmot, Badger, Pronghorn and Bobcat, as well as the entrance. A lengthy discussion ensued among the board members, including the road committee and homeowner input, as to the priority of roads to be paved and the best way to pay for the paving without draining HOA reserve funds. Obtaining a loan and possible special assessments to cover the cost were discussed.

As part of the paving discussion, Bob del Rossi suggested obtaining a bid from both waste management companies, Waste Management and Bruin, to see if the trash service can be streamlined to one company. Using one company might prevent excessive wear and tear on the roads from trash trucks on the roads 4 days a week. Bob indicated he would contact the two trash companies and follow up. The board indicated this would be something to add to the CCR&E's if the decision is made by the board to use one company instead of both.

Reevaluation of the homeowner dues and the possibility of raising the dues in the future was also discussed.

A motion was initially made to put out the idea of a special assessment to the community for a vote and the motion passed.

After much additional discussion, the motion to put out a vote on a special assessment was withdrawn and a new motion was made to use \$500K from the account to proceed with the paving/repairs of the roads as set forth in the United Paving bid. The motion also included authorizing Middleton Accounting to bill for the HOA dues in October of this year for 2024, which would help to replenish the reserve account earlier than later. The motion passed unanimously.

Lynx Lane would not be part of the paving project this year but would be paved at a later date.

3. Planning for July Membership Meeting – Election

The board discussed the upcoming election process and timeline. Gen Spangler, head of the Nomination Committee, said she had not received any candidate bios as of the date of the meeting.

4. Governing documents

The board decided to table the “governing documents” discussion for an upcoming workshop meeting. They established Friday, June 9th as the workshop meeting date. A new date was also established for the June meeting to be held Thursday June 29th.

5. Old Business

There was no old business to discuss.

6. New Business

a) Fortuna Tierra 5K Run

A motion was made to allow permission for the Fortuna Tierra 5K Run to take place as scheduled for this August through the Fairway Pines community and was unanimously approved by the board.

b) Weed abatement

Mike Jones discussed the weed abatement issue for the Mullein and Thistle weeds and asked the homeowners to weed their lots and area in front of their homes. Homeowner Shari Weeks has offered to lead a volunteer opportunity for homeowners to pull their weeds on a set date. The board said they would notify the community when a date was set for the weed spraying of Marmot and Badger.

Paul Stashick also mentioned that Deeply Digital was responsible for the weed control for the upcoming year based on the county right of way permit and it might be worthwhile contacting them.

The meeting was adjourned at 6:33 p.m.