

MINUTES OF ANNUAL MEETING OF THE TRI-VALLEY SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

The annual meeting of the members of Tri-Valley Subdivision Homeowners Association, Inc. (the "HOA"), was held on December 2, 2021, at 5:30pm at the Tri-Valley Community Center. Desmond (Ike) Isaacson presided at the meeting, and Kesslyn Tench served as secretary for the meeting.

The following Directors were present: Desmond (Ike) Isaacson, Keith Walters, Fred Wallis, Raechel Chepoda and Kesslyn Tench.

The meeting was called to order at 5:300pm.

Notice of the meeting was sent to all members via email and postal mail.

Kesslyn Tench made a motion to approve the minutes of the annual meeting on December 3, 2020. The motion was seconded by Raechel Chepoda. The motion was approved unanimously.

Kesslyn Tench made a motion to approve the minutes of the Special Board meeting on December 29, 2020, Special Meeting of Members on March 25, 2021, and Special Board meeting on June 24, 2021. The motion was seconded by Keith Walters. The motion was approved unanimously.

Desmond Isaacson gave a report about some of the history of the HOA and the declarant control.

Fred Wallis did not have a report as vice president.

Kesslyn Tench gave the Treasurer's Report which provided a summary of the financial reserves and a statement of lot ownership.

Desmond Isaacson provided an introduction to the waiver and permit hearing.

Terra Hagle - representative of Douglas Stephan of Block 3, Lots 28 & 29 gave arguments for the board to consider granting a waiver to allow Douglas Stephan to continue his overnight rentals of the three cabins on his property.

The board members asked questions for Ms. Hagle.

Elizabeth Loatwall of Block 5, Lot 24 gave arguments for the board to consider granting a waiver to allow her to rent a cabin on her property as an overnight rental.

The board members asked questions for Ms. Loatwall.

There was no unfinished business.

Rebecca Galasso, administrator, reported that old officers have been removed and new officers added to the HOA bank account.

Discussion was held regarding the road maintenance contract expiring December 31, 2021. Request was made for members interested in joining a committee to collect and review bids for a new contract. John White and Theresa Chopoda volunteered to serve on the committee.

Discussion was held regarding the UCM Accounting Services contract. Rebecca Galasso will be retiring at the end of 2022 so UCM will not be extending the contract next year. Next year we will need to seek bids for the service.

An explanation of the process for ratification of the budget was provided to the members. Members were informed that an email would be sent the next day for them to vote.

Members were requested to provide written comments in the next 10 days to voice their opinions on overnight accommodations that are not occupied by the owner.

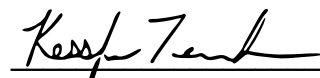
Discussion was held about the priorities of the board. The board will make a procedures for submitting requests to the board for approval, establish a fee schedule, establish a process for lot inspections and dealing with non-compliance issues, and consider accepting credit cards for payment.

There were no comments from the public.

Many comments were made from the members.

The meeting was adjourned at 6:15pm.

Tri-Valley Subdivision Homeowners Association, Inc.



Kesslyn Tench, Secretary