

# 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 5, 2022, at 5:30pm at the Totem Inn and via Zoom. 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 5:33 pm.

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

Fred Wallis made a motion to approve the minutes of the meeting held October 3, 2022. The motion was seconded by Keith Walters. The motion was approved unanimously.

Desmond Isaacson gave a report stating the HOA had 188 lots and 2 parks. 16 lots are under the sublease with 1 pending sale. 12 lots are past due in paying their dues.

Fred Wallis did not have a report as vice president.

Kesslyn Tench gave the Treasurer's Report which provided a summary of the past due accounts and financial reserves. There are \$6,013 in past due accounts, \$26,152 in reserves, and projected income for 2022 of \$2,876.

## **Committee & unfinished business:**

Road contract for 2023 – Ike continues to work with Evans Industries to secure a 3-year road contract.

Proposed changes to Declaration for ONR – Kesslyn reported on the amendment to the Declaration to allow nonowner-occupied overnight rentals, if the owner occupies the lot or adjoining lot. This amendment did not pass. We received 73 votes. 64 of the 73 voted yes (87%). 188 yes votes were needed to amend the Declaration.

Accounting & administrative support contract for 2023 - Kesslyn proposed work session to discuss the administrative contract. This work session was scheduled for December 13, 2022 via Zoom.

Lot inspections/non-compliance – no updates, but Keith does have several Members interested in being on the committee. Most of the problem properties are those still under the sublease. UCM inspected properties under the sublease this summer and have followed up with letters of noncompliance.

**New Business:**

Ratification of 2023 budget – Members were provided a copy of the proposed budget by mail and via email. In a budget ratification, the budget passes unless a majority of Members reject the budget. The Board called for a show of hands for anyone rejecting the budget. No one rejected the budget, so the budget passed.


Board elections – The two board candidates were introduced. Kesslyn Tench was present, and Kathleen Kelly was not present. Kesslyn commented on her goals as a board member. Ike read Kathleen's application to Members. Both applications were available on the website. Rebecca walked the Members through the on-line voting process.

Questions and comments were heard from Members.

The next meeting was tentatively scheduled for January 10, 2023 for election of officers.

The meeting was adjourned at 6:41 pm.

Tri-Valley Subdivision Homeowners Association, Inc.

  
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Kesslyn Tench, Secretary