

## **MINUTES OF THE TRI-VALLEY SUBDIVISION HOMEOWNERS ASSOCIATION, INC.**

The Special Meeting of Members and the Board of Directors of Tri-Valley Subdivision Homeowners Association, Inc. (the "Corporation"), was held on February 9, 2022, at 5:30 p.m. by Zoom. Desmond (Ike) Isaacson served as president and Kesslyn Tench served as Secretary for the meeting.

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

The meeting was called to order at 5:34 p.m.

The Board acknowledged there was proper notification to Members via email and postal mail.

Kesslyn Tench made a motion to approve the minutes from the December 2, 2021 Annual Meeting. It was seconded by Keith Walters. The motion carried.

### **Reports:**

- Ike Isaacson gave the Presidents report. Two additional lots were sold. Only 17 lots remain under the sublease.
- Kesslyn Tench gave the Treasurers report. 2022 HOA dues have been sent to Members. 2021 financial statements were submitted to Members. The HOA insurance policy came in \$1,100 under budget.

### **Waiver and Permit Requests:**

- The HOA has received 2 applications for annual permits for B&Bs. Both Denali Hideaway and Denali Dens are single-family structures and the owners reside in the structure. This qualifies them to operate under the rules of the Declaration. Both have submitted current business licenses and bed tax certificates.
- Kesslyn Tench made a motion to approve the overnight rental applications for Denali Hideaway and Denali Dens B&B for 2022 as written. Keith Walters seconded the motion. The motion was approved unanimously.

### **Committee & Unfinished Business:**

- Overnight rentals & potential changes to Declaration. Kesslyn reported all Use Restrictions (Section 9.1 of the Declaration) require 100% approval by Membership. This is a state statute requirement. Several options were discussed. The board chose to work closely with Members and pursue changing the Declaration to allow overnight rentals.
- Road contract bid. Ike Isaacson reported the statement of work was at various locations, but no interested parties yet.
- Procedures for submitting requests to BOD for approval. No updates.

- Establish fee schedule. No updates.
- Lot inspections/non-compliance. No updates.
- Request for HOA to accept credit card payments. No updates.

Next meeting date tentatively scheduled for May 11, 2022 at 5:30.

Opened floor to Member comments.

The meeting was adjourned at 6:12 p.m.

Tri-Valley Subdivision Homeowners Association, Inc.



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Kesslyn Tench, Secretary