

**MINUTES OF SPECIAL MEETING  
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 January 10, 2023, 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, Kathleen Kelly, Fred Wallis, Raechel Chopoda and Kesslyn Tench.

The meeting was called to order at 5:35 p.m.

Ike made a motion to approve previous meeting minutes. The motion was seconded and approved. No discussion.

President's Report: Update on lots. 188 lots, 2 parks. UCM 16 lots: 15 under a sublease and 1 closed in December.

Vice President's Report: No comments.

Treasurer's Report: \$6,513 in past due accounts, \$26k in reserves. 2022 year-end will close soon and will be in next meeting's report.

Waiver and Permit Requests: Received 2. All board members reviewed and approved the applications. Ike motioned to approve the 2023 Overnight Rental Application. The motion was seconded and approved.

Road Contract: Evans will continue to perform road services for the next 5 months and then the new proposal/contract will be in place. There will be no break in service.

Accounting and Support Services: The work session that took place to get the contract nailed down was successful and the new admin and accounting position is now within budget. Kesslyn highlighted items on the contract. Contract was shared and discussed between board and members. Contract was motioned to be approved by Kesslyn. Motion was seconded and approved.

Resolutions Discussion: Ike acknowledged there are questions with all 3 resolutions. Kesslyn suggested work sessions with members. The board acknowledged the negatives around these resolutions. Opened floor to member comments. Kesslyn motioned the work sessions. After member comment, it was motioned, seconded, and approved: There will be 2 work sessions each for all 3 resolutions. February: P-003, March: P-001, April: P-002

Election of Offices: Kesslyn is now President, Fred remains Vice President, Kathleen Kelly is now Treasurer/Secretary

The next regular scheduled meeting will be held in April.

Opened the floor is member comments.

One comment from Cheryl Venechek, per lot, it costs \$95.74 for the HOA to hire the new Admin/Accounting contract.

The meeting was adjourned at 6:16 p.m.

Tri-Valley Subdivision Homeowners Association, Inc.

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Kathleen Kelly, Secretary