

**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 November 11, 2022, at 6:00 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, Fred Wallis, Raechel Chepoda and Kesslyn Tench.

The meeting was called to order at 6:04 p.m.

Kesslyn made a motion to amend the agenda to discuss the administrative position. The motion was seconded and approved.

The purpose of this special meeting was to review and approve the special waiver to allow Mr. Stephan to operate three, short-term overnight rentals. Section 9.1 of the Declaration allows the Board of Directors to grant waivers for uses existing on lots at the time the Declaration was recorded. Mr. Stephan was operating overnight rentals through a special waiver granted by Usibelli Coal Mine at the time the Declaration was recorded. The waiver was read to Members.

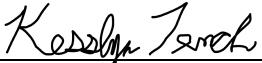
Kesslyn Tench made a motion to approve the special waiver to allow Mr. Stephan to operate three, short-term overnight rentals and Raechel Chepoda seconded the motion. The motion was approved unanimously.

Kesslyn discussed the results of the request for bids for the position and the interview with the candidate. Kesslyn also reported on research for outsourcing the duties so that we could stay within our budget. Fred made a motion to extend the current contract with Rebecca for 6 months to allow us time to figure out what to do. The motion was seconded by Keith Walters. Kesslyn made a motion to extend the current contract for up to 6-month. The motion was seconded by Keith Walters. The amendment and the motion were passed unanimously.

Opened floor to Member comments

The meeting was adjourned at 6:25 p.m.

Tri-Valley Subdivision Homeowners Association, Inc.



Kesslyn Tench, Secretary