

MEETING MINUTES

Date: September 25, 2024 (*)

Call to Order

The meeting was called to order at 7:00 PM.

Attendees

- Cliff Hall, President
 - Ray Schuman, Vice President
 - Brittany Anslow, Secretary
 - Brian Marsh, Treasurer
 - Roger Inman, Board Member
 - Keith Lentz, Board Member
 - Tommy Presley, Board Member
 - Chris Young, Board Member
 - Brandon Huddleston, Board Member
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Minutes of the Previous Meeting

The minutes from the previous meeting were reviewed and approved.

Q & A with Randy Servis, Lawyer, Cullum Law Firm

Randy Servis conducted an open Q&A session, providing an overview of the Covenants, Conditions, and Restrictions (CC&Rs) and the association's bylaws. Key points discussed included:

1. **Section 2A Responsibilities:**
 - Maintenance and approval of roadway snow removal.
 - Management of common area wells.
 - Oversight of common area maintenance.
 - Administration of insurance matters.
 - Maintenance of roadways.

2. **Enforcement of CC&Rs:**

- Enforcement may be carried out by any owner or by the association itself.
- The association has the authority to enforce CC&Rs in court.

3. **Amendments to CC&Rs:**

- Any proposed changes must be foreseeable and reasonable.
 - Amendments require a unanimous vote (100%) for approval.
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Financial Report

The Financial Report was presented, including the following updates:

Bank Statement

- **Net Income (Checking):** \$42,125.59
- **Money Market Balance:** \$62,796.00

Invoices Paid

- **CZ Trucking:** \$4,500 – Voted yes by all.
- **Annual Meeting Cost:** \$1,723 – Voted yes by all.
- **CZ Trucking (Half Hitch Repair - Ins. Company Paid):** \$500 (Paid and approved).

Invoices To Be Paid

- **High Country Fire Rescue:** \$5,000 (Annual Fire and Emergency Medical Services) – Voted yes by all.
- **P.O. Box:** \$84 – Voted yes by all.
- **CZ Trucking (North Lariat - First Half):** \$12,400 – Voted yes by all.
- **Invoice #1070:** Voted yes by all to approve and pay in full.

Online Banking

- Updates on online banking were shared. The **treasurer has access** to the online banking system.

Common Roads Invoices

- A discussion regarding common roads invoices concluded with a **vote to approve three invoices for common roads and send them to Weiss.**
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Roads

Projects 2024

- **Total Income Adjustment:** The budget has been adjusted from **\$75,000** to **\$69,000**. All projects will be **voted on by the board** at the next meeting.
- **Current Projects:**
 - Hackamore
 - Clove Hitch
 - Common Roads
 - Big Elk Cinders
 - Jackrabbit Cinders and 3 hrs grading
- **Decision:** All projects are **voted to be put on hold until the budget is recalculated.**

Other Projects for October 2024 into 2025

- Clove Hitch
 - Quivero to Lone Cedar Lane
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New Business

Mailboxes

- A discussion was held regarding the maintenance of mailboxes. It was agreed that **quotes for the necessary work must be obtained by the board.** A vote will be conducted at the next meeting to approve the selected quote.

Broadcasting/Streaming Meetings

- The decision was made that future meetings will be **audio recorded** but **not live streamed**.
- **Voted yes to open meetings to the public with monthly sessions**, with an executive session for discussions related to invoices. **All voted yes.**

(* Minutes were approved at the 10/25/2024 Board Meeting