

Feb 15, 2024

Loc- Brian Marsh's Residence (Open Meeting)

Called to Order- 7:06 pm

Attendance

- Present: Cliff Hall (Pres), Brandon Huddleston (Sec), Rodger Inman (BM), Ray Schumann (BM), Chris Young (BM), Tommy Presley (BM), Keith Lentz (BM), Brian Marsh (BM), George Riojas (Road Committee),
- Absent: Britney Anslow (Treasure)
- 7 Guests in attendance

- Opening Statement

- **Review of the Nov 23' Mtg Meetings (Approved Unanimously)**

- Financial Status

- Checking as of Jan 31, 2024	47,337.76
- Money Market as of Jan 31, 2024	6,500.76
-Checks/Invoices Paid Since Previous Meeting	
Law Offices	450.00
CZ Trucking	3300.00
Web License	166.64

- Association Roads

- George is getting closer to being ready to proposal regarding a test run regarding shifting from cinders to gray basalt rock
- Since Nov 23:
 - Three culverts cleaned out
 - (1) 15" culvert installed
 - Culvert extension install on Big Elk
 - 18"x40' installed at Lariat and Quivero
 - Cinders/grading at Lariat and Jack Rabbit with more to come.
 - Usual maintenance grading

NEW PROJECTS 2024

- Lariat at Hill and Curve- Still in planning, suggest this be our trail with gray rock, along with building up the open side of the road to prevent material runoff and vehicle safety
- Hackmore- build the road back up as it is currently unpassable.
- Carlos to drive HMR while moisture is sitting on the roads to identify problem spots

- Common Roads

- Jackrabbit is reported to be doing better this snow season

- Proposed to blade Big Elk every 6 weeks, meeting with 4 Hills tasked for agreement and allocation of funds
- **Changes to CC&Rs and By-Laws**
 - Legal Opinions- Need a mail-out ballot for changes, 25% of the ballots have to come back with 67%+ voting, approve to change CCRs.
 - Confirmation with the County of what would trigger 2K construction road fee, the board wants clarity that add-ons, garages, shops, etc wouldn't re-trigger this fee outside of the initial residence.
 - Variances- the committee is also exploring the processes for allowing variances to CCR's on an individual basis. According to the legal team the board can grant variances for certain actions not permitted by the CC&R's. They must to reasonable and acceptable by neighboring owners and approved by the board. These would include but not be limited to, swine, businesses being operated out of one's home.
- **New Business**
- **DFFM Action and Response Committee**
 - Motion (Cliff) for representation of HMR Phase 1 at the upcoming meetings (APPROVED 8 yes/ 0 no)
 - Board's stance, compromise with fire mediation 120ft from the road only.
- **Election of Board Officers**
 - President- nominated Cliff Hall (vote 7 yes/0 no)
 - Vice President- nominated Ray Schumann (vote 7 yes/ 0 no)
 - Treasure- nominated Brian Marsh (vote 7 yes/ 0 no)
 - Secretary- nominated Brandon Huddleston (vote 3 yes/ 3 no / 1 abstained), no other board members wanted the nomination, position left vacated

Meeting Adjourned- 9:35 pm.