**Minutes for Sikes HOA Board Meeting April 30, 2022**

**OPENING:**

Meeting was called to order at 1000 AM. Roll Call of Board Members- Rod Smith (President)-, Mary Wehrman (V. President)-, Randy Balenseifen (Treasurer)-, Kelly Drees (Member at Large)- Not Filled (Secretary)

**AGENDA:**

1. Meeting Agenda Approved-Vote
2. Minutes from last board meeting on January 2022. Sent out to Board Members. Approved
3. Financial Reports-
	1. Checking balance: $ 18,659.67
	2. Emergency Reserve (Savings): $ 18,096.90

**CONSENT AGENDA: These items were actions taken during normal operation of the HOA from January 8, 2022 – April 29, 2022. These items are presented as consent items so they are read into the official minutes of the HOA.**

**All Consent Items were accepted.**

1. Title Clearance on Lot # 60
2. Snow Removal Dates: 1/21, 2/11, 3/7, 3/17, 3/22
3. Grading on all roads except Misty Lane past Lot 69. Re-Surface 2/10 Big Sky, 2/10 William Finlay (part of re-surface project). Still have 1/10 to use to spot gravel areas after grading.
4. Letter of covenant violations sent to lot #139 Building Fire
5. Inquiry from Lot 69 on building standards. Letter from owner accepted as to what his intentions are.
6. Letter sent to Lot #20 giving 4 month extension to mobile home due to estate settlement. No response to agreement from Lot #20
7. Payment of Board and Road Liability Insurance. Road Liability increased by $295.00
8. Payment of on-line Quick books.

**ACTION AGENDA ITEMS:**

1. Payment of Dues (Excessive Indebtedness outstanding Lots): Total indebtedness $6537.00 + 1200.00 = $7737

Vote Accepted to send Lien notification letters to each. Except for Lot 25 and 99 since we had the wrong address and one was a new owner. Lot 25 and 99 were sent updated bill.

* 1. **#54A Cedarwood Rd.-$950 (Current Lien) (home on lot)**
	2. #**138**- Misty Ln $3962 (Current Lien) (vacant land)
	3. **#139-Misty Ln $950 (Current Lien) (home on lot)**
	4. #**146**-Pardee Dr. $675 (Current Lien) (vacant land)
	5. Lot 9A- Abbey Road $150 (home on Lot)
	6. Lot 25-Sikes Dr. $150.00 (vacant land)
	7. Lot 99-William Finlay $150.00 Sold need new owner’s name (vacant land)
	8. Lot 20-Cedarwood Rd, $150 (Mobile Home)
	9. Lot 11-Abbey Road $150.00 (Previous Lien) (home on Lot)
	10. Lot 92-Amanda Ln. $150.00 (home on lot)
	11. Lot 93-Amanda Ln. $150.00 (Previous Lien) (Vacant Lot)
	12. Lot 19-Cedarwood Rd $150.00 (home on lot)
1. Gravel Repair on roads- What area is next as part of the long-term repair plan.

Vote accepted to change gravel to William Finlay for use.

* 1. 1/10 Canyon Rim remove from gravel re-surface and use on William Finlay.
1. Discussion of moving forward with Legal Actions on lots not paying assessments and covenant violations. Feedback on Legal Counsel regarding these violations

Update to board from call with Lawyer. Will give more information to the board when the attorney gets back with President on a course of action on the below listed violation.

* 1. #139-5999 Misty Ln (Multiple Violations)
	2. #138 (Back Dues $3962.00),
	3. #54A (Back Dues $950.00),
	4. #146 (Back Dues 675.00),
	5. #20 (Mobile Home and not paid this year’s dues)
1. Covenant Change to Article 2.4 regarding mobile homes.

Vote Accepted to move forward with change to covenants 2.4. Covenant change will go out with Budget vote

1. HOA Board of Director Elections. Letter, Dates,

Vote Accepted to move forward with Letter to membership on May 9, 2022, to seek nominations.

1. Budget Discussion of projected expenses and this year’s expenditures.

 Vote accepted to run budget in the red for $-409.00 and not to reduce road expenditures to balance the budget. The board felt that it was good to show the cost of the HOA operations in relation to how much money we take in. With the consistent owners that do not pay their dues, this puts the HOA at $-1009.00 in the red.

* 1. Insurance Increase-It was decided to look again at other insurance options.
	2. Road Work Increase $1 more a ton on gravel
	3. Road Labor Increase
1. 2022-2023 Budget Approval – Board Approved to send out budget in June with Board Elections and Covenant Change.
2. Annual meeting date set, location, invites.

Vote Accepted to decide a date in August based on location availability.

1. Mass mailing of information to save money (can we put all voting on one ballot?)

Vote Accepted to put the covenant change, Budget and annual meeting notification into on mailing. The Lien notifications and Board Nominations would be sent out first week of May.

* 1. Covenant Change if approved
	2. Budget Approval
	3. Board Nominations of Election
	4. Certain Members that have not paid dues-Lien Notifications
	5. Annual Meeting notification
1. Second Mailing IF NEEDED will be Board Elections.
2. It was agreed by the Board to design a HOA complaint form for members to use when complaints are received. The purpose is to give ownership and clarity to any complaint the HOA receives.
3. Lot #36 was discussed regarding RV on lot during construction. It was voted and accepted to Lot #36 a letter informing the owner of the 6 month resident in a RV/Mobile home.

Meeting was closed at 1230 PM on April 30, 2022.