**Minutes for Sikes HOA Board Meeting January 8, 2022**

**OPENING:**

Roll Call of Board Members- Rod Smith (President)-, Mary Wehrman (V. President)-, Randy Belenseifen (Treasurer)-, Kelly Drees (Member at Large)- Not Filled (Secretary)

All present Meeting opened at 1000 and closed at 1330

**AGENDA:**

1. Meeting Agenda Approved-Approved
2. Minutes from last board meeting on August, 2021. Sent out to Board Members. Approved
3. Financial Reports- Approved
	1. Checking balance: $ 20,132.17
	2. Emergency Reserve (Savings): $ 18,095.10

**CONSENT AGENDA: These items were actions taken during normal operation of the HOA from August 2021 to January 7, 2022. These items are presented as consent items so they are read into the official minutes of the HOA.**

1. Title Clearance on Lot # 8, 99, 107, 116, 54C, 54D
2. Removed Liens on Lot 54C/54D back dues paid.
3. Grading and Re-gravel of HOA roads-.5 mile of Canyon Rim, Big Sky, Wolfenberger
4. Letter of covenant violations sent to lot #139
5. Re-new Web site host Go Daddy
6. Inquiry from Lot 98 on building standards

All consent items were approved.

**ACTION AGENDA ITEMS:**

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

Back dues payments were discussed and it was agreed to contact the HOA attorney to get legal guidance on moving forward with the legal collection of back payments.

1. Gravel Repair on roads- What area is next as part of the long-term repair plan.
	1. 2/10 William Finlay at the end curve (will be a continual re-gravel of road)
	2. 2/10 Big Sky to Lot 82 Curve (High maintenance road, due to traffic load)
	3. 1/10 Canyon Rim end (This road will be done for gravel)

Gravel Repair was approved to begin this spring once moisture is available to pack the gravel.

1. Discussion on Current Annual HOA Lot Payments Status.

Currently there is $4050.00 still outstanding in this year’s payments. Combine that with back dues, the HOA is missing $9987.00 in assessment payments. The BoD agreed to send out a 2nd notice to those that have not paid the annual dues thus far.

1. Sikes Drive Cattle Guard. Repair or move. Someone has hit it several times it appears and it broken again.

There was discussion about the continual damage to the cattle guard on Sikes Drive. The board has agreed to move the cattle guard further down Sikes Drive, thus protecting and making it less vulnerable to the continual damage. Randy is going to coordinate with Mark Richardson about pulling the cattle guard and resetting it. Randy and Rodney will re-work the fence to meet the new location. The HOA will incur and estimated $500 cost in the movement.

1. Discussion of moving forward with Legal Actions on lots not paying assessments and covenant violations (#139, #138, #54A, #146.

It was agreed to seek legal counsel on moving forward with legal action against these 4 lots.

1. Lot #20 and mobile home status discussion.

It was agreed to open dialogue with the owner of this lot and make them aware again of the 6-month limitation of a mobile home being on the lot. That date is 9 Feb 2022. Letter Drafted

1. Discussion on RV Storage on Lot #15, #102 and #80

It was agreed to send violation letters to these lot owners. Letter Drafted

1. Consolidation of Lots 34, 147 and 148 into Lot 34A

Consolidation of these lots was accepted and the total number of HOA lots is now 117.

1. Web Site update discussion.

It was determined to continue the use of the web site and to maintain its current information

1. Discussion on nuisance lighting within the HOA

A letter will be sent out with the Board election nomination canvasing highlighting the county policies regarding lighting. In addition, the new membership letter will be sent out to everyone in this mailing.

1. Discussion upcoming HOA Board of Director Elections

The timeline for this year’s board elections was decided.

 9 May Nomination solicitation letter is sent out

 23 May Nominations close

 6 June Ballot is sent out

 23 June Voting closes

It was agreed that a short introduction paragraph will be asked for from any nominee.

1. Next Board meeting date and Annual meeting date.

Next board meeting was set for April 30, 2022 at 1000.

1. A Review of zoning permits was conducted of lots #15, #20, #139, #36, #102, #80 to determine where these lots were in zoning violation and building permits issued. Lot #15 has 2nd notice of violation of zoning, #20 was given a permit for the mobile home as a temporary residence no other permits were noted, #139 has been given 1st violation notice of county zoning violations, #36 has filed for building permit of house and barn, lots #102 and #80 had no zoning permits drawn.