

Board Meeting Minutes Date: 2026-03-1921

- | | |
|---|--|
| ☒ Pat DeYoung | ☒ Chris Romiti |
| ☒ Jon Snyder | ☒ Angela Mack |
| ☒ Marlene Clawson | ☒ Beth Mathews |
| ☒ Shawn Miller | ☐ Joe Mercer |
| ☒ Travis Hochsprung | X ☐ Ed Ramirez |

Maggie & Jeff Anderson 52, David Gill 136, Chris & Leanna Romiti 17A, Don Riggins 123, Merrill Schutt 63, Jan Miller 9, John Clawson 38&55&62, Bob & Dee Fairchild 166, Sandy Dumler 151, David Wilhite 20, Travis Hochsprung & Cathy Haukedahl 8&6, Gary & Shelley McPherson 50, Mark Kanoy 135, Steve Ingles 161, Thelma Campbell 54&64&65

Annual and Retirement Meeting Opening

- ☐ The meeting was called to order at 2:09 PM. It serves as both the annual meeting and a retirement meeting for Pat DeYoung, Chris Romiti, Joe Mercer, and Beth Mathews.
- ☐ Pat DeYoung confirmed the mailing of 159 ballot envelopes, with an affidavit of mailing to be posted on the website.

Approval of February Minutes

- ☐ The February minutes were discussed, and a correction was noted:
Ed's name needs to be added to the list of nominees.
- ☐ A motion was made by Chris R. to approve the minutes with the noted addition and seconded by Beth M., unanimously accepted.

Board Election

- ☐ Volunteers were requested to count the ballots for the new board election. Maggie A 52 & Dee F. 166 volunteered.
- ☐ The new candidates on the ballot were introduced: Travis, Ed, Shawn, Merrill, John, Marlene, and Angela.
- ☐ There were seven candidates for seven positions, and each only needed one vote to be elected.
- ☐ It was later confirmed that all candidates were elected unanimously.
- ☐ The new board has three open positions, including a treasurer. Pat DeYoung offered to fill in for treasurer for two months.

CC&R Revision Update

- ☐ Chris Romiti has been working on rewriting the CC&Rs (Covenants, Conditions & Restrictions).
- ☐ The goal is to align the community's rules with county, state, and federal regulations, as county rules will always overrule the CC&Rs.
- ☐ Chris will present the progress to the new board and offer assistance to finalize the document.
- ☐ Once the new board reviews and make changes, the draft will be posted on the website for owner feedback.

Community Collaboration During Floods

- ☐ Chris Romiti praised the community for coming together during recent floods and how residents used their own equipment to help, and crews from Freeport also provided assistance with heavy equipment for 3-4 days.

Financial Reports

☐ February Treasury Report:

- o Starting balance: \$97,581.66
- o Checks written: \$33,548.88 (primarily for roads)
- o Deposits (assessments): \$5,788.45
- o Ending balance: \$69,821.23
- o A motion to Accept the report was made by Beth M., seconded by Travis H., unanimously passed.
- ☐ Annual Revenue and Expenditure Report:
 - o Total revenue last year was \$80,651.87, with \$61,551.74 from assessments.
 - o Approximately 86% of the money is spent on roads.
 - o The HOA has switched to a new bank, which should eliminate bank fees.
 - o A significant portion of past-due assessments has been collected. \$7252
 - o Motion to approve report by Shawn M., seconded by Chris R., passed unanimously.

Roads Committee Report

- ☐ One complete community-wide blading and several partial blading's were performed in the last year.
- ☐ Over 3,000 tons of granite were installed.
- ☐ Total road expenditures were slightly over \$75,000.
- ☐ A 130-foot, four-foot diameter pipe has been purchased for installation on Black Peak to address washout issues.
- ☐ An additional \$35,000 has been appropriated for drainage and culvert repairs throughout the community.

Liens and Escrow Update

- ☐ In the last year, ten liens were filed and sixteen were released.
- ☐ Twelve properties went into escrow, and eleven of them closed.

New Policies and Procedures

- ☐ A comprehensive policies and procedures document has been completed after years of work.
- ☐ The document includes sample forms and letters for the new board and is available on a thumb drive.

Meeting Adjournment

- ☐ A motion to adjourn was made by Chris R. and seconded by Travis H.
- ☐ The meeting concluded at 2:29 PM.