

Board Meeting Minutes Date: 2026-01-15

Called to Order 6:03 Roll Call, Quorum Verified

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|---|---|
| <input checked="" type="checkbox"/> Pat DeYoung | <input checked="" type="checkbox"/> Chris Romiti |
| <input checked="" type="checkbox"/> Jon Snyder | <input checked="" type="checkbox"/> Angela Mack |
| <input checked="" type="checkbox"/> Marlene Clawson | <input checked="" type="checkbox"/> Beth Mathews by Phone |
| <input checked="" type="checkbox"/> Shawn Miller | <input type="checkbox"/> Joe Mercer |
| <input type="checkbox"/> Travis Hochsprung | <input type="checkbox"/> Ed Ramirez |

Property Owners in Attendance

John Clawson 38; Merrill Schutt 63, Janice DesRosiers 11

Board Transition and Nominations

- Pat DeYoung opened discussion on the March board transition.
 - Logistics for moving a file cabinet and computer need to be arranged.
 - Training for incoming board members for each role has not yet occurred.
- Nomination forms for board positions are being distributed.
 - Nominations are due by the end of January.

Covenants, Conditions, and Restrictions

(CC&Rs) Update

- Chris Romiti is updating the CC&Rs and has incorporated received feedback.
- He is seeking a free legal consultation to review the document.
 - The board may need to hire an attorney to ensure legal soundness.
- The updated CC&Rs will align closely with existing county rules and regulations.
- A key proposed addition is a minimum \$500 fine for damaging POA property (e.g., roads, easements).
 - Intended as a deterrent.
 - Motion by Chris Romiti; Second by Shawn Miller; Motion Passed Unanimously to Add a rule establishing a minimum \$500 fine or the cost of repairs for anyone proven to have damaged POA property.

Road Maintenance and Repairs

- Shawn Miller reported approximately \$34,000 spent on installing over 700 tons of road material.
- Remaining funds from the \$50,000 road budget will be allocated to other areas.
- Priority areas identified: Black Peak, Mountainside Road, and Twin Knolls.

- The board discussed prioritizing main roads used by the most residents and the “Copper Canyon loop.”
- A county supervisor drove the roads and helped replace signage; he may be invited to future meetings.
- **Conclusion:** Motion by Chris Romiti; Second by Marlene Clawson; Motion Passed Unanimously to spend up to \$9,000 to purchase and install a culvert on Black Peak, on the wash near Lot 121 property to Johnny Wash to prevent further erosion.

Financial and Administrative Updates

- Motion by Chris Romiti; second by Shawn Miller. Motion Passed Unanimously to approve November & December 2025 Minutes
- Angela volunteered for the Secretary position and has also been nominated for the board.
- Motion by Shawn Miller; second by Chris Romiti. Motion Passed Unanimously. to accept November and December 2025 Treasury Reports
 - Current balance: \$93,378.
 - After the approved \$50,000 for roads, remaining balance is approximately \$43,378.
- 82% of POA funds are spent on roads.

Property Issues and Complaints

- A resident reported a property where people are living without proper utilities or septic.
 - The county was contacted previously but said residency couldn't be proven.
 - Board members agreed the property is out of code regardless of residency.
 - It was suggested that more individual county complaints from residents could prompt action.
- A resident planning to build asked about mineral rights.
 - The board believes mining companies hold mineral rights under area properties.
 - It's unclear how mining activity could affect property owners.

Future Meeting Schedule

- Next meeting: February 19.

Adjourn

- Motion to adjourn by Chris Romiti; second by Shawn Miller; Motion Passed Unanimously to Adjourn. The meeting was Adjourned at 6:49pm