

Date: November 11, 2023, 10:05 am 11:05 am

Location: Homedale Bowling Alley

In attendance: Pat & Dana McCarty, Scott Satterthwaite, Rob & Nancy Tiffany, Steve Webb, Clark & Connie Barnett, Dan Rohl, Erik & Sarah Heasley, Paxton Pembroke, Marla Perron, Brent Graham & Sarah Blair, Lou Sikma, Kevin & Jenny Quinlivan, Mike Fautt, Mark & Debbie Heaton.

Proxies: Folden gave proxy vote to Erik Heasley, Folden gave 2nd proxy vote to Erik Heasley, Louise Hayhurst gave Sarah Heasley proxy vote, Lori Holmes gave proxy vote to Sarah Heasley. Not in attendance: Carper, Duryee, Compton, Helsel

Erik Heasley called meeting to order at 10:05 am

Financial Statement Provided

Member asked about the difference between lot maintenance cost and landscape cost. Sarah H. explained, the lot maintenance is for the common lot and the landscape cost is for the 3 common areas at the entrances of the subdivision.

Election of 2024 board members –

Dan R made a motion for the Board to stay the same. Brent G. 2nd the motion.

Clark B. stated that each position needs to be elected separately and that we have had the same board since 2019.

Connie B. brought up the letter from Mike F. that the board signed and asked if there were minutes. Erik H. stated Yes, and that the letter was the minutes.

Nancy T. announced she had done research, and believes the HOA is in violation of IRS rules. Board members asked for more info, but none was given. Erik H. said he would research and correct if needed.

Steve W. brought up HOA bylaws & potential violations as well. Erik H. said he would research and correct if needed.

Brent G. stated Point of Order.

Connie and Clark left meeting.

Dan R. nominated Erik H. for President. Brent G 2nd.

Yes –	13
No –	1
Abstain –	5

Erik H. nominated Mike F. for Vice President. Sarah H. 2nd.

Yes –	14
No –	0
Abstain -	5

Sarah H. nominated Sarah B for Secretary. Mike F. 2nd.

Yes –	14
No –	0
Abstain -	5

Dan R. nominated Sarah H. for Treasurer. Brent G. 2nd.

Yes –	14
No –	0
Abstain -	5

CCNR committee was addressed on whether to continue with changes or have additional meetings.

Erik stated he was not in favor of more meetings or making additional changes.

Mike F. stated that it will take a 75% vote to make any changes.

Steve W. suggested that everyone read the proposed CCNRs so we can all vote to either keep the old ones or adopt the new ones.

Mike called for vote.

No - 9

Erik H asked Marla P. about the water supplement project.

She said she would like to table it for now.

Nancy T. passed out minutes from last meeting, stated the vote counts were incorrect but declined to read the minutes aloud or discuss further.

Erik H. stated the maintenance on the common lot and subdivision entrances look good. Lou said he appreciated us rocking the common lot, keeps the dirt down. Raul will continue to maintain the entrances and spray the weeds in the common lot when asked.

Members agreed to spray our own ditches in front of our homes.

Steve W. said he would continue to remove snow if necessary.

Mike F. said he would continue to be water master.

Erik H. stated he would investigate alleged potential violations that were brought up at the beginning of the meeting.

Debra H. stated she does not want individuals to be called out publicly on the website. Several members asked for clarification, but none was given. It was brought up that we should go directly to a individual if there is a issue to discuss.

Steve W. asked if we should work on the bylaws because new laws have been passed and we are not compliant with new HOA laws. Erik said he would work on bringing our bylaws up to compliance by the end of the year and then a committee could be formed after that. Steve W. stated he thought Clark B. had created his own version of what he thinks are the up-to-date bylaws.

Dan R. motioned to adjourn meeting. Mike F 2nd.

Mike F. motioned to adjourn the meeting at 11:18 am. Sarah H. 2nd.

After the yearly HOA meeting, Erik H said he is going to get a consultation from an attorney to go through any alleged federal or state law violations that the HOA may be committing.