

Entrada POA Meeting Notes 10/9/2024

Attendees

Chris Naylor, Darlene Barry, Stacy Noble, Matt Bergstrom, Michael W, Chris Durnan, Lisa Holden
Homeowners x2

Call Meeting to Order

Chris N., Stacy N., 2nd

Review and Approval of Minutes from August

- All attending Members Approved w/changes

Approved March Financial Report

Michael W.:

- Last month ending balance: 82,189.42
- Income: 6,887.21
- Income from rebill/collections: 60.00
- Total expenses: 15,992.58
- Expense from rebill/collections: 69.99
- Ending Balance: 30,064.89
- Reserves: 30,068.59
- Scrolled through report online
 - Q & A
 - No vote needed, it's just an update
- Touched base on roads - details below

Unfinished/New Business

- 2025 Assessment and Budget Discussion
 - Reviewed 2024 Budget - what has changed and what do we anticipate the 2025 Board needed to change based on current CCR, Office and Road goals.
 - Q&A completed
 - Needs updated and approved
 - Attempts will be made to approve via email voting. If not accomplished, we will have special meeting to ensure we are meeting End of Year packet mailing deadlines
 - Chris D motioned to vote to keep the Lot Owner Assessment the same as 2024
 - Michael W - 2nd
 - All members in attendance voted: Yes
- CCR Committee Update
 - Moved to goal for 2025 Board - if they chose to move forward
- Nominating Committee Update
 - Stacy N
 - Copper Ridge Elementary School Library has been secured

- 5:30pm - 8:00pm
 - Gives us ½ hr before meeting time for set up and counting the ballots that we have
- Reviewed dates to keep top of mind
- We are reviewing End of Year packet to see how we can trim it down
- Postcard mailing did not have to happen because the website post meets all of the regulations.
- FinCen Number
 - Stacy N asked Lisa H to review what the FinCen requirements are and the role it plays for the 2025 Board Members
 - Lisa H - "If you are on a Not a committee position, but you're a member at large or one of the four main board members, then you are exercising. What is considered beneficial ownership is how they term it. You may not have access to the checkbook that you are still able to influence how funds for the association are spent. And that's what that means to be a beneficial owner. You may never touch anything to do with money, but you do have significant control so that's why that is a requirement."
 - Determined the following:
 - All 2025 Board Members will have to have a FinCen number
 - If you are not a Board Member, but you are a Committee volunteer, you do not have to obtain a FinCen number
 - Current 2024 Board Members can complete their term without a FinCen number.
 - Helpful hints were given that will be shared with all 2025 Board Members at the Annual Meeting after elections.
 - Link to FinCen number is on website
- Road Committee Update
 - Lisa H
 - Have we considered having a Reserve Study completed?
 - Michael W - No
 - Lisa H - suggested that after all road work has been completed to obtain a Reserve Study. This will give us additional information to gameplan for the upcoming years - long-term plans vs. financials.
 - Lisa H will provide us some vendors to obtain bids from
 - Michael W
 - Reconstitution on Kolb road is done
 - Culvert Extension on Kolb road is done
 - Bin block Repair on Kolb is in progress
 - Discussed Speeders - no speed bumps will be added
 - Asking Lot Owners and their guests to respect the roads and slow down
 - Obtaining more quotes for millings and cheap seal for next year - next sections of the road
 - Reconstitution on Mann road is done
 - Side roads are in the process of being grubbed and scraped.
 - Discussed possible sweeping of Mann to remove pebbles/rock
 - Darlene B
 - ROC Update

- She is still working to obtain docs to possibly give the 2025 Board more vendor options
- Q&A from Lot Owners:
 - Pam
 - Discussed speeders on Mann
 - Wanted to ensure that the Board is taking into consideration all feedback from Lot Owners
 - We discussed that even within our own Board we have homes that are divided. Meaning one person within the home wants the roads left alone and only the big potholes filled in to help prevent speeders and non wanted traffic. At the same time another person in the home wants to have the roads as smooth as possible.
 - We do listen and thus vote with the majority.
 - Stacy N - as a homeowner
 - What is the deal with the mailboxes?
 - Answers:
 - We don't have CCRs that govern mailboxes
 - The United State Postal Service did go out and clean out the ones that they had individual Lot Owner permission to pull.
 - Unless we have permission from the individual Lot Owner we cannot pull the mailboxes out front.
 - Even if the mailbox is on the ground, we cannot touch it.
 - If a mailbox stand has no mailbox, but has a name on it, we cannot touch the stand.
 - Greg
 - With all of the work being completed on the roads and the Lot Owners that have landscaping and fencing within the easement: is that a problem?
 - Answer:
 - We have worked with the Lot Owners who have fencing to move the fences.
 - For the most part the Lot Owners have respected the easements.
 - Reviewed some easement rules
- Adjournment
 - Chris Naylor: Motion to adjourn
 - Michael W: Second
- Executive Meeting - None