

April 2023 Meeting Notes

6:05 PM Meeting called to order by President Brenda Van Cleve, seconded by Art Castro

Present- Pres Brenda Van Cleve, VP Chris Naylor, Art Castro, Darlene Barry, Mike Woudenberg, Matt Bergstrom, Brenda Visotski Absent-Doug Lashley

The board has accepted the resignation of Stacy Noble.

Financial Report-

Operating Assests:

Last Month Ending Balance – \$107,557.13

Total Income – \$9,594.15

Expenses: Administrative – \$435.48;

Road Maintenance – \$0.00

This Month Ending Balance -\$116,715.80

Reserve Assests:

Last Month Ending Balance – \$20,010.61

Total Income – \$2.55

Expenses – \$0.00

This Month Ending Balance – \$20,013.16

Delinquent Assessments: \$94,135.34

Road Report- Pothole repair- An invoice from Black and Yellow was received but did not have a definite date. They will be contacted for a date “no later than” and then a deposit will be made.

It was decided that only one person should be the point of contact between contractors, Cadden Management and the board to avoid confusion and multiple people making calls to the same person.

Pres Van Cleve stated that she would be that person.

Week of April 22- the dirt roads will be graded. The issue of a water truck was discussed and will be addressed with the grader.

Wash Repair- there are 4 major regulated washes. A bid is needed to have the chip seal removed from the washes, have the edges of the chip seal properly sealed to prevent breakage and the washes graded. Extra AB will be needed to repair these areas and the question of where to store the extra was addressed, the possibility of storing on the owners' lot closest to the wash was suggested by Chris Naylor, no decision was made.

Matt Bergstrom and Darlene Barry have agreed to meet briefly with John King when he is grading the roads to ask him about this work.

Ditches- ditches for water runoff are needed. It was noted that this cannot be done at the same time that the roads are graded. It was noted that Jefferson Davis had done ditches on the side of the roads in the past. He will be contacted about a bid for the work.

Mike Woudenberg made the following report and suggestions-

the roadbeds need to be built up because continued grading is only scraping it down more.

He suggests-

- 1) continue grading or
- 2) rebuild the roadbeds over 2 years with additional AB and then chip seal or
- 3) rebuild and double chip seal in 1/2-mile sections at the approximate cost of \$50,000

Darlene Barry will contact companies that have given the board prices in the past and ask for an update.

Late Fees- there have been mistakes made about notifying members of late dues payments. Cadden Management has sent late notices with errors. They are working to correct these errors.

Pres Van Cleve stated that Cadden Management is only responsible for handling the money for the POA. Because their cost of doing administrative work is high this work is being done by Pres. Van Cleve.

Chris Naylor motioned that how each board member votes should be included in the minutes. This was seconded by Art Castro.

Yes votes- Brenda Van Cleve, Darlene Barry, Art Castro, Chris Naylor, Matt Bergstrom, Mike Woudenberg.

No- Brenda Visotski

Motion passed.

7:37 PM Meeting adjourned by Pres. Van Cleve, seconded by Mike Woudenberg.

Brenda Visotski, Secretary