

# Highland Meadows Homeowners Association

## Annual Meeting Minutes

October 22, 2011

### I. Call to order

Warren Hancock, President, called the meeting to order on October 22, 2011 at 1PM at the home of Gene and Becky Tomlinson.

### II. Roll Call/Sign In sheet

#### In Attendance:

Gene & Becky Tomlinson	Warren Hancock
Mary & Gary Probst	Don & Anne Skotty
Nancy & Dick Savidge	Scott & Barbara Thomas
Dave Leopold	Alex & Peter Pannomarew
Gary & Carol Schlessman	Liz Peacock & Jeff Paddock
Mark & Jodee Loury	

Represented by Proxy Lots 3,4 Dennis Hopper

Lot 22 – Candace Winkle/David Flanagan

Lot 8 – Natalie Yampolsky

Lots represented by owners plus proxies totaled 17, thus a quorum.

### III. Approval of Minutes from 2010

Minutes from 2010 were presented for approval. Gary Probst moved to approve the minutes. Gary Schlessman 2<sup>nd</sup>. Motion Passed.

### IV. Reports-Board of Directors/Treasurer:

a) 2011 projected end-of-year balance was presented, along with projected 2012 budget.

The issue was raised of possibly consolidating some services, most specifically trash, to reduce the amount of truck traffic on the roads. The charges for trash in this instance could be added to dues. Dave Leopold objected to simply including trash in overall dues, since it would be unfair to those who are not using trash service. Warren pointed out that it could be done by billing everyone who uses the trash service individually. This alternative would not treat trash service as a community expense.

Don Skotty recommended a \$2-3K charge to all owners building a home to be placed in a road repair reserve fund. Peter Pannomarew recommended that all contractors be required to post a \$30K bond against road damage caused by their actions during building.

It was agreed that a committee should be appointed to study this issue.

### V. Old Business:

**Thanks –**

1. Candace Winkle for overseeing the mailbox project
2. Gene Tomlinson for overseeing the County takeover of Alpensee Drive maintenance
3. Don Skotty for his extensive research into the history and finances of the Alpensee Water District
4. The Tomlinsons for hosting this year's meeting

**Status of Alpensee Drive –** Gene Tomlinson reported that Alpensee Drive was accepted for full county maintenance on July 12, 2011. The county reports that they may not have funds to perform maintenance/repairs for some years.

**Ophir Mountain Project –** Nancy Savidge reported that Candace Winkle talked to the Forest Service and was told that Alpensee Drive was no longer being considered as a haul road for removal of trees as part of the project. Don moved an HOA resolution expressing our opposition to Alpensee Drive being used. Nancy Savidge seconded. Motion passed unanimously.

**Alpensee Water District –** Don Skotty reported that the debt has been restructured at a rate of 3.66%. It is not known at this time how the lowered real property assessments will affect the district's finances.

**Open Space –** Warren reported that the Open Space is not currently classified as non-taxable, but that it probably can achieve tax-exempt status by language changes/additions to the Covenants or PUD. Taxes are about \$400/year.

**Children Playing Sign -** It was agreed to pursue the possibility of having the County install a sign near the entrance to the subdivision. If the County will not pay for the sign, the HOA will seek permission to install it at our expense.

**Omaha Drive Road Repairs** – It was agreed that it would be best to postpone repairs until current construction on Omaha Drive is completed. Warren reported that we should have \$15-18K for the repairs, and that it is roughly estimated to cost around \$15K.

**VI. New Business:**

**VII. Election of Directors**

The HOA Board terms of Brenda Poulter and Candace Winkle are expiring. Don Skotty moved that both Brenda Poulter and Candace Winkle be reelected. Gary Schlessman seconded. Motion passed unanimously.

Motion to Adjourn by Gary Schlessman. Gary Probst seconded. Motion passes unanimously/

NOTES: Budget was not approved at the meeting. Budget information will be emailed to all attendees for email vote.

## **Projected Cash Position 12/31/11**

Cash on Hand 10/22/11	\$9011
Accounts Receivable Delinquent	\$2253
Accounts Receivable Current due by 1/1/12	\$1111
<b>TOTAL CASH ON HAND/SHORT TERM RECEIVABLES</b>	<b>\$12375</b>
<b>Projected Expenses for remainder of 2011</b>	
Plowing Nov-Dec	\$1,100
<b><u>Projected Cash on Hand 12/31/11</u></b>	<b><u>\$7911</u></b>
<b><u>Projected Cash on Hand + Receivables 12/31/11</u></b>	<b><u>\$11275</u></b>

## **Total 2011 Expenses Projected to EOY**

Insurance	\$625
Interest Expense	-\$73
Office Expense	\$30
Mailboxes	\$4022
Plowing	\$2850
Property Taxes on Open Space	\$388
<b><u>Projected Total Expenses 2011</u></b>	<b><u>\$7842</u></b>

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<b><u>2012 PROPOSED BUDGET</u></b>	<b><u>\$400 DUES</u></b>
Projected Cash on Hand 1/1/2012	7911
Annual Dues 30 lots	12000
Expected Collection of A/R in 2012	1111
<b><u>TOTAL CASH ON HAND/RECEIPTS</u></b>	<b><u>21022</u></b>
<b><u>Expenses</u></b>	
Insurance	625
Office Expense	100
Plowing	3850
Road Repairs Omaha Drive	15000
Property Taxes on Open Space	400
Contingency	400
<b><u>TOTAL EXPENSES</u></b>	<b><u>20375</u></b>
<b><u>Cash on Hand 12/31/2012</u></b>	<b><u>647</u></b>