

3-30-25 Public Community Meeting NOTES

Board Members present: Denisha, Dwight, Shawn, Liz

Need 22 for quorum to vote

19 for a headcount (includes 4 proxies) **INFORMATIONAL MEETING ONLY** quorum was not met

Call to order 4:18 pm

Adjourn 5:33

Budget presented by Denisha

2025 was in the letter to home and 2 emails sent out

LAST MEETING TO ACCEPT IN PERSON PAYMENTS

All other payments **MUST** be paid and posted before voting meetings

2024

Questions were answered

Road maintenance and brush cutting

\$10k reserved for mail boxes, goal is \$25k

Quite a few unpaid dues, all late charges are waived for 2024

We can then catch up also with 2025, deferred up to Dec, then \$50 late in Sept

HOA is having issues formalizing payment systems, people did not utilize the link, and not everyone has checked email.

QuickBook has fees, and only one charge from the book keeper

We want to have a good bookkeeper

Find a way for ENT to have one link for all of us to click on and pay

Adopt 2025 BUDGET

ROADS

By Shawn

Updates and processes

Road grader, dumps, and upkeep

Pleased **SLOW DOWN AROUND OUR ROAD WORKERS**, no donuts, etc

900 tons of material was brought in, Meisman installed the materials, and he did all of our roads instead of Avenida Hermosa, we only paid him for his time, saved us a lot of money (2024).

About 700 tons was put down

Upcoming goals: dig ditches and adding in a crown on the roads

Plowing our roads: Green Pickle Machine was \$2k

If the snow is more than 4 inches a few spots are too steep we do the best we can to be safe

**** road maintenance is not the responsibility of the HOA, however we all vote to do this and budget for it, we are also under the \$10k budget for all of this

HOUSE NUMBERS

Fire dept made them. We need help installing them

They are bright red, at the end of our driveway on the right hand side

Volunteer House Number Installation Process:

POC Dwight

Community Announcements by Liz

Sign up sheet for cleaning up the mailbox areas

Mailbox door has been moved and everyone likes it

April to Nov signed up

Fire Mitigation: by Dwight

It is up to us to mitigate for fires, if a house is not fire wise fire dept cannot save the house

There is a tractor for hire sign at the mailboxes

Check with your insurance company to see if they have a wildfire service company they are contracted with, to send out a fire team SafeCo does this, but it depends on the size of the fire

KEYS: by Liz

Closing mortgage will collect building keys or \$100

If you need a key please email the HOA

GARRETT LAWSUIT: by Dwight

It is about getting rid of the HOA

Our members overwhelmingly voted to keep the HOA in a straw poll because there were not enough members present to vote

Garrett filled with state AG and was told her process was not correct and cannot dissolve the HOA

Our HOA has an insurance paid lawyer, and those lawyers will get paid more with an HOA win
Court date was moved from May 2025 to November 10-12, 2025

She wanted a jury trial, judge said no, it is a bench trial

None of her 29 points meet a legal context so far according to our HOA attorneys

Q&A Session for 10 minutes

Adjourned at 5:33 pm

*** mtg minutes will be approved at next general mtg TBD