**Annual Meeting November 9, 2024 5pm - Call to Order**

**Introduction:**

* **Meeting Rules: No aggressive or abusive language will be tolerated. One person speaks at a time. If you wish to speak, please stand or raise your hand and you will be called on when it is your turn**
* **OPEN FLOOR at the end so everyone can have an opportunity to be heard**
* ***What is a POA***
	+ Community driven decision making
	+ Continuation of maintenance of roads and common spaces
	+ Opportunity to change, eliminate, enact rules through voting processes
	+ Ensures status of Private Community
	+ Questions?
* ***What is a Board of Directors***
	+ Setting the framework for the organization
	+ Manage operation of organization
	+ Guided by Organization By-Laws
	+ Introduction of each Board Member – Roll Call
	+ Explanation of term – Voluntary, 2 year election cycle
		- Community votes board members
		- Board votes position
	+ Questions?
* ***How do we vote***
	+ Meeting planned detailing out specific items to vote on
	+ Members attend planned meeting and vote
		- Questions?
* ***What is a member***
	+ Eligibility
		- Purchased or is Purchasing property in development
			* Campground excluded
	+ In Good Standing
		- All fees owed paid in full by due date
	+ Voting Member
		- In Good Standing
		- Ability to present suggestions for vote
		- Ability to Vote
	+ Volunteer
	+ Questions?
* ***What is a Quorum***
	+ 30% presence of members entitled a vote (members in good standing)
		- 144 members on list shared by Chevron
			* Data being collected to ensure accuracy
			* Currently 54 members are in good standing
			* Quorum = 30% of 54 = 16.2 members present to proceed with voting
			* Questions?

**NEW BUSINESS:**

**Road:**

* 1 Quote received
	+ Jeremy Savage - $7200 – $8250
		- Grade and gravel entrance to four way
* Members have suggestions?
	+ Licensed contractors?
	+ Areas of most concern?
	+ Additional?

**By-Laws:**

* What are By-Laws
* Expected filing date – pending reply from attorney/Chevron
* How to amend
	+ ¾ Majority vote by Voting Members
* What is the Declaration of Covenants – Rules and Regulations
	+ How to amend
		- 2/3 Majority Vote by Voting Members
* Questions?

**Fees:**

* 144 Owners/Purchasers identified by Chervron to date
	+ 2024 – Continue to pay Chevron
		- 54 paid in full (37.5%)
		- 90 are delinquent (62.5%)
	+ 2025 Paid direct to POA, instructions to come with invoice
		- Amount is not currently changed

**2024 Fundraising:**

* Freedom fest raffle sponsored by Cat and Les Gibson = $320
	+ Volunteers:
		- Cat and Les Gibson
		- Nate Roussin and Cait Jackson
		- Brent and Deb Geary
* Black River Bottoms Side by Side/Jeep Poker Run and Chili supper – Sponsored by Brent and Deb Geary = $1060
	+ Volunteers:
		- Brent and Deb Geary
		- Harlen and Marie Shemwell
		- Raychelle Shemwell
		- Kelly and Brandy Gordon
		- Nate Roussin and Cait Jackson
		- Joe Evans
		- Junior Smith and Braydon Smith
		- Marissa Geary

**Account Funds:**

* Total organization funds to date - $7058.90
	+ Fundraising – Full amount
		- $1060 Side by Side Poker Run
		- $320 Freedom Fest Raffel
	+ Fees – Full amount collected
		- $5578.90
	+ Donations
		- $100 to start Bank Account

**Planned Operation Costs:**

* Roads estimated to be >$15,000
	+ Estimate entrance to stop sign = $7200 – $8250
* Legal filings / updates - $100 - $200
* 2025 Postage, Printing administrative costs - $200 - $400
* Website - $200 (2025)

**Current Projects:**

* Installation of street signs – funded fully on donations:
	+ South Iron Fire Protection District – THANK YOU!
	+ Red Wolf – THANK YOU!
	+ South Iron Community Betterment – THANK YOU!
	+ **NEED VOLUNTEERS TO PERFORM INSTALLATION**
* Estimates are old and likely prices has increased beyond the current donations

**Committees:**

* Maintenance Committee
* Fundraising Committee
* Compliance Committee
* ? suggestions?

**Open Floor:**

* Vote considerations
	+ Increase Dues to $100 min $160 max
		- Currently set to $60 min $100 max
	+ Include Chevron Sierra into lots required to pay dues
		- Currently exempt by Declaration of Covenants
	+ Scribe capture request and requestor for Board consideration to bring to vote
* Preferences for Next Voting session
* Concerns
* Questions

**Meeting Closure:**

* Next Annual Meeting – September 2025
* Additional community meetings dependent on voter suggestions and organizational needs
	+ Notification to be sent as relevant

**Meeting Adjourned**