**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**