

YCHCHPOA Meeting Minutes

May 26, 2021

4PM Peel Home

Meeting Called to Order 4:08PM Attending David Campbell, Brian Boschen, Barbara Peel, Tony Peel

1. Treasure's report Balance \$27,300.90
 - a. Breakdown of monthly statements, , Payment Reminders, Balances and owner Information On Dropbox shared folder 2021 Excell sheets
 - b. In the Dropbox Shared folder also find
 - i. Agenda-Minutes
 - ii. Annual Letters
 - iii. HOA Rules
 - iv. Liens 2021
 - v. LTG authorization
 - vi. Letter for lawyers and Real Estate to request owner statements for closings.
 - vii. Requests from Lawyers for statements
 - viii. Letter for owners requesting contact information.
 - ix. Letterhead
2. Motion made to have meetings once a month during 2021 was passed unanimously.
3. **Dave or Brian will investigate who might be our lawyer of record. Do we know a lawyer who can advise us on a friendly basis?**
4. **Board officers will create an email address that will be used for owners to contact them.**
5. Dave provided a file with old BYLAWS. Barb will go through them and send to all for reading.
6. **Brian will investigate what is happening concerning Website.**
7. Facebook page is doing well.
8. When speaking with any owners, please ask them to update or verify their Mailing address(s), Phone#(s), email address(es) with Barb
9. Plot Y30 is a road plot with no owner identified. Not decided on what to do with the balance owed.
10. 9 Liens are being filed.
11. Dave is hopeful that we will be in good standing within a month with the LGO.
12. **Dave will ask a CPA about filing taxes.**
13. Motion to get a debit card passed **Barb and Dave will stop at bank.**
14. Mail is now \$2 charged to owner. They need to supply email addresses.
15. Owners will be charged \$35 for filing liens.
16. **Brian asked for \$3000 for road swales. Barb requested that he send us the areas being considered with bids or estimates for the work. He will send us these so that we can look at these areas and discuss at next meeting. We should all look at these areas so we can have an informed discussion to approve spending.**
17. **There is a possibility Public Works may repair the roads. A letter needs to be generated showing why they should do this. Brian is going to build the reasons for us to discuss**
18. Next meeting June 30th 4PM at Peel Residence
19. Meeting adjourned at 5:26PM