POA Regular Meeting
September 9, 2026

Attending: Jim Friese, President
Bob Denfeld, Vice President
Lisa Logan, Treasurer
Elsa Hyder, Secretary
Riane English, absent

Meeting opened at 6:00 p.m.

Minutes from the August 12, 2026 meeting were presented and approved.

Financial
Our current checking account balance is $64,576.36. Sheara at Cascade Accounting will be doing our books beginning in October. Still not reconciled completely with Capstone, but will be making the switch as soon as possible.

Profit and loss statement shows $83,175.74 in income, less bills of $24,985.51. $58,190.23 net income for the year. The pool is the reason for the majority of the expenses. Internet charges were also higher due to our switch to Paladin Data Corporation. We are on the path to collecting the $47,031.40 in outstanding dues.

Old Business
Key fobs are in good working order, as is the new Paladin system for email.

CC&R's are outdated and need to be revised. We are going forward using the 1983 recorded version. Jim suggested forming a volunteer committee to work on updating the CC&Rs. Jim made a motion, seconded by Bob and unanimously approved to place a moratorium on the placement of manufactured homes. The moratorium will be in place until December 31,2026.

The lease agreement with the OWWSA is still in the works.

Pool is closed for the season on September 9th. We will be winterizing. We need to get more people involved in monitoring and cleaning the area next year. Bob Wolverton is getting the needed information for required repairs.

New Business
ATV'S and electric bikes have been brought to the attention of the Board, due to some reckless riding being encountered. A local driver was driving on the road to the lake and was met in a blind spot by several youths on motorized units. This could have ended much

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worse than just being startled and hoping to not be in an accident with these minors. Please discuss this issue with your children.

Committee Reports

Fire – We have no need for any more volunteer operators for the Water Truck and Trailer – Bob Wolverton has done repairs on this equipment. We are still waiting for a grater repair quote.

Firewise – This program is intended to promote community involvement to make individual properties and the entire neighborhood fire safe and defensible. Brochures are available in the hall.

ATV Trails – Wynn Porter asked about the bulk of down trees and limbs in the draw above the barn. She is involved in the ATV trails and during her walking the property became concerned about this area. Bob Denfeld said they were placed there years ago to stop heavy rainfall from flooding the barn paddocks. We will discuss burning this debris in the winter.

Grizzly Road – Due to the recent fire threat we are working on ways to get the road usable for large equipment, etc.

Stop Sign on Circle – The stop sign on Circle has been replaced.

Gun Range – Bob Denfeld has a few repairs to make to targets. The archery targets are up for use.

Lake – We have no volunteers at this point to provide help here.

Community Events – No volunteer in this category.

Rick brought to the attention of the board that there is a flooding problem due to a berm on Nye that is blocking rainwater from draining into the culvert. Bob Wolverton will review this area and see if the berm can be removed.

Meeting adjourned at 7:27 p.m.

Next meeting October 14, 2026

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