

2017 Annual POA Members Meeting minutes

Location: Rawlings Library/ Ryals room. September 23,2017

Board members attending: Mike McHenry, Pres. Frank Lilley, Treas., George Johnson, Sec., Mike Johnson, Larry Gilgallon, Members-at-Large.

Call to order: 10:01 AM

President's Opening remarks: Members' positive remarks pertaining to the improved road condition have been noted and appreciated. The president displayed a map that that indicated the relative volume of traffic the various roads receive. Cited as well, was the unity showed by the members in their show of opposition to the further licensing of marijuana grow sites on the ranch. The robust attendance at the County Licensing board hearing was instrumental to the denial of the pending licenses on the ranch.

Quorum: Quorum was reached with 20 votes present including 4 proxies. Multiple other members arrived after the initial count.

Treasurer's Report: Expenses for 2016 included \$10,722 for road maintenance and \$1,417 for other expenses. There was a carry over of \$20,988 to the 2017 budget. Year to date expenses for 2017 included \$30,333 for road maintenance with \$16,265 of that for added road base material. Other expenses were \$2,074. Ninety-four percent of the budget was spent on the roads in 2017. As of 8/31/2017 the bank balance was \$19,714. A loss of \$1,100 was taken on a property in bankruptcy. \$500 was collected against this loss. Projected estimated expenses remaining for 2017 include:
\$3000 for low water repair of Peck's Creek
\$6000 for fall road grading with no watering and compaction.

2018 budget projections: 90% of the budget will be spent on road maintenance. Also included is a contingency carry over of \$3000, as has been the custom. There is also a \$500 contingency for possible legal fees that might be incurred in 2018.

A new state regulation allowing cost of living related increases to current POA fees will be implemented when it is enacted.

Roads: There are 13 miles of roads maintained by the association, totaling \$2000/mile for maintenance. \$16,000 from the 2016 carry over was used to add road base this spring.

The Fire Dept. has indicated Peck's Creek is passable for their trucks. However the road will remain closed until the repair is completed. If acceptable to the Fire Dept., Peck's Creek crossing will be repaired as a low water crossing (no culvert).

The board reminds that property owners are responsible for keeping their culverts clear to prevent road over wash during heavy rains.

2017 Annual POA members meeting minutes (continued)

Board Elections: There were 3 board positions up for election this year. Frank Lilley, George Johnson, and Larry Gilgallon were elected to serve on the board from 1/1/18 until 12/31/2019.

Member Comments: A suggestion was made for the members to financially support the Red Creek Fire Dept. in an amount equal to their association fees. This would help insure continued fire protection for the ranch which would help keep homeowner's insurance premiums from rising due to lack of fire protection.

The board was also asked to research county regulations pertaining to excessive exterior lighting, which has recently increased. Pending the result, the board may send reminder letters to offending property owners asking them to be in compliance with these regulations, as well as pertinent POA covenants.

There was also list for members willing to volunteer assistance for projects required for ranch maintenance. If you wish to volunteer, contact a board member to get on the list by leaving your contact information. Thank you!

Meeting adjourned at 11:26 AM