

**HROA Board of Directors Meeting
August 20th, 2018 6:42 PM (closed at 8:34 PM)**

Ray Krych, President
Michael Norboge, Road Maintenance
Trish Mashburn, Vice President
Tim Creedon, Treasurer
Fred Schilling, Member at Large
Nancy Proctor, Secretary
Rental Committee Representatives: Karen Babcock, Kim Creedon

Agenda

Greeting from President; welcome new mother Trisha!

Report from the Treasurer

Two documents presented to the board; see attachments

Financial Statement:

YTD revenue and expenses are in line with the budgeted

Cash Flow Statement: The black numbers are "actual" YTD as of 7/31" and the remainder in blue are budgeted. As budgeted, there is minimal chance of collecting the assessments on the two lots abandoned by owner. We should revisit the lien/foreclosure option with our attorney before next quarterly meeting.

The board should consider reevaluating the effectiveness of the Emergency Salt Box program while deciding on a snow removal contractor for this year. Tom Proctor will be leading the search.

Comments:

Fred: Caldwell did a good job of snow removal and salting at the first 1000 feet!

Discussion: Two lots, unpaid. Foreclosure?

Report from the road committee

- \$11k for 2 drains and entry paving (extra was done) completed; delta \$6800.

Remaining work:

- BST on short section at entry and - - - up through Peterson . . . \$10-\$11 k.

Vegetation history: 3 - 6 feet from road; canopy is encroaching

Suggestion: Make the work a social event - Michael says "no" - similar past efforts have shown no participation.

All work can be accomplished for \$80-\$100 per hour in September. Michael recommends 40 hrs of work (we can do this for the budgeted \$5k; BST included)

Does HROA easement allow for cleanup - liability? (Nancy to research)

Discussion:

1. Gravel roads are in really good condition; gravel does push out - needed width for bypass traffic. \$9k is budgeted for gravel road work – preference is to use the funds for upper Dove Way.
2. BST needed on paved roads for traction
3. Dove Way: new owners want to build in July 2019; complete access as gravel roadway (estimated at \$32K)

Michael to continue to explore cost

Motion: Fred Schilling; second: Trish; motion approved

Real estate activity in our subdivision

- Aubin (15 Raccoon for sale) - 2nd garage requested; delegated to Fred Schilling
- Lot 44 sold: Charles Hwang, Fidelity Properties, LLC
 - Must build out Coyote lane to accommodate
- Lot 3 (Sotriffer) New Owner: Caleb McColluch; (Secretary has requested mailing address)
- Lot 58 (Russell) sold. New Owner, Ben Williams, delegated to Fred Schilling
- Lot 4 (Carver) New Owner, David Tanner; Tim handled the communication

Other Known recent sales:

- Lot 59 Jonathan and Tara Wagner
- Lot 65 Debbie Lee-Allen

Email will be sent to all new owners: Welcome/ build criteria/ site plan; will cc all Board Members

Discussion of developing short and long-term rental policies for the HROA

Rental Committee met: Karen Babcock, Trisha Mashburn, Kim Creedon, and Carol Schilling

Should By Laws address this?

Get Members input; Trisha will send a comprehensive survey - define what is a short term rental; request objection criteria etc.

Karen to send Rental Committee meeting results to the Secretary for website publication

Survey - What are short term rentals? Concerns? Overnight? What are local laws/guide lines

Fred: Consult Lawyer first: gets a firm consultation fee, listed requirements and restrictions.

Actions: Initial Survey (board first) then to all members; details to follow

HROAgazette.com activity

- Bernard Williams - dues inquiry
- David Tanner - inquiry about Lot 58; told him SOLD
- Kim King - "News 13"; delegated to Ray Krych (subject: Community Watch)
- Carla Liggette (for Atty Martin) Lot 44 sale

Upcoming social events

Survey ready to go; Trish to send to Nancy for distribution

Motion to adjourn: Tim Creedon, Fred Schilling, seconded