

Minutes from November 12, 2018 Meeting (prepared by Denton Collins)

The meeting was convened by the President, Elroy Carson, at 6:32 pm.

Board members in attendance:

Elroy Carson
Bob Bellah
Carter Trew
Denton Collins

1. Minutes of the October Board meeting (October 8, 2018) were approved unanimously (Bob Bellah motion to approve; Carter True second).

2. **Discussion of workshop to discuss existing liens on property where back maintenance fees remain unpaid.** Elroy Carson indicated that a separate “workshop” meeting will be needed, as the issues involved are complex.

3. **Treasurer’s report.** Mark Moore is out of town. Denton Collins presented the reports. Cash position continues to be strong with \$143,100 on hand. POA profitability is down from the same time last year, due to a number of items (including significantly higher legal fees and lower venue rental fees).

4. **Bridge Update.** The bridge is almost complete. Bob Bellah indicated that the contractor was hoping to complete by the Turkey Trot event. Problems arising including soft ground leading to the bridge. There are no plans at the present time for adding a walkway/path to the bridge. Elroy Carson suggested that any initiative involving a pathway would have to be initiated by the Canyon owners. Other improvements including any signage and pet facilities were discussed. While insurance coverage has been paid for, coverage is pending completion of the bridge.

5. **New Business/Other Updates.**

- A. Discussion of Board meeting frequency involved Elroy Carson and resident Steve Anderson, with the suggestion that monthly meetings were not required by the By-Laws. Further discussion was deferred to a future meeting.
- B. Modifications of the POA website to include polling, “members only” pages, voting procedures were discussed. Resident Ralph Bravoco volunteered to work with Heidi on these updates/improvements. Heidi Wilson agreed provided that the Board gives its approval for the POA website to be modified
- C. The “We-The-People” Committee continues its work on the revised bylaws, and expects to have a version available for review by mid-January. A “first pass” is complete; the Committee is working on its “second pass.” Members of the committee indicated that the document would still require a legal review prior to submitting the document for a vote of the members.
- D. Planning for the upcoming events (Turkey Trot - November 23; New Years Party - December 31; Chili Cook Off - January 26, 2019) continues. Bob Bellah suggested that any net proceeds generated by the events remain with the events planners for use in future activities. Denton Collins indicated that this policy needed to be discussed with Mark Moore (Treasurer), as any net funds may need to be allocated to other uses/obligations. Further discussion will be undertaken at a future meeting.
- E. There was initial discussion of a plan to increase the property transfer fee to \$1,500 (from \$350). Further discussion was postponed for additional research on when the current \$350 fee was established.
- F. The online maintenance fee payment system is live; however, there is some confusion on its use. Additional discussions will take place at the next meeting
- G. The marketing of pool memberships was discussed briefly, with suggestions on how to accomplish this.

- H. Carter Trew suggested that we still need to get with Wicker Nowlin about some expanded maintenance and pest control needs; however, no agreement has been made on what will be involved or the cost to the POA.
- I. Other Board member projects are still in progress (e.g., Denton Collins on preparation of listing of Board member responsibilities and contracting procedures; Mark Moore on implementing improved financial controls).

The meeting was adjourned at approximately 7:36 pm.