

### 3 December 2018 Board Meeting

Board members present: Sharon Poole (19), Michele Robinson (20), Dale Breer (19), Clark Ackerman (21), Tracy Usry (21), Dave Fedorchak (19). Dave Cullin (20) was absent.

Other Association members present: Dean and Rebecca Love, Jim Buckley

#### Old Business

1. Meeting called to order at 7:00 PM
2. Jim Buckley offered an opportunity for the Board to ask any questions about the Panorama Trail. Tracy Usry and Dave Fedorchak both noted how nice the bridge and the trail looked. Michele Robinson asked if the bridge was finished and Jim noted that there were still a few items left to be done. Regarding the trail, Jim noted that we had a common property that he felt hadn't been maintained and he initiated work on the trail. Provided a review of the trail conditions prior to the work done. Cost for the bridge was \$1,621.13 (materials to build the bridge). Cost associated with the rest of the trail was \$7,860.23.
  - a. Since this meeting was a regularly scheduled Board meeting with other topics and not a dedicated meeting for discussion of the Panorama Trail, The Board will discuss another opportunity to have Jim discuss the trail. The Board set a meeting for Tuesday, 11 December at 1900 at the Smoot Library (date changed to 13 December 2018).
3. Meeting minutes from 15 September and 10 October were approved at the last meeting and these can be posted to the website as final.
4. Meeting minutes from the 26 October meeting were reviewed. A few minor changes and additions were made. Tracy Usry motioned to accept the minutes as amended; Michele Robinson seconded. All voted in favor. Minutes accepted.
5. Financial Report
  - a. Two lot owners have still not paid dues.
  - b. Michele Robinson has receipts to repay for the Fall Cleanup signs.
6. ACC had a meeting two weeks ago and performed a survey to look for covenant violations under their purview as ACC and found 16. They will be sending letters to the offending lots.
7. Common Area Maintenance – they are working on the plan for the step repair at the dock.
8. Roads Committee – they purchased a wheel to measure all the roads so that we have the necessary information and measurements of the roads when we send out future maintenance quotes. Some discussion about the stability and maintainability of chip and tar. There are limited improvements that can be done with chip and tar so we will be constantly left with maintenance.
9. Website – no updates
10. Nomination Committee – Dave Fedorchak and Tracy Usry will work on getting nominees.
11. Snow removal – Grasshopper will continue performing the snow removal and will provide insurance to our PO Box. The standard for initiating snow removal is that when the County sends out removal trucks, Grasshopper will also initiate snow removal.
12. Tracy Usry is still working with Dave Cullin on the 5-year maintenance plan.
13. Annual meeting (1100 start on February 9, 2018)
  - a. We have a room reserved at the library. The cost is free except for \$15 for overhead. Doors open at 1000; meeting starts at 1100. We have the room until 1400.

- b. A final meeting dedicated to the planning of the annual will be held on January 22<sup>nd</sup> at 1900 at Smoot Library
  - c. Another separate meeting dedicated to discuss the budget should also be scheduled. Planned for January 8<sup>th</sup> at 1900 at Tracy Usry's house.
  - d. The presentation will be disseminated to the Committees so they can provide input.
14. Discussion regarding covenant violations and remedies.
- a. Tracy Usry made a motion to restrict motorized vehicles on Panorama Trail easement for other than scheduled maintenance. Dale Breer seconded. Discussion followed regarding issues of possible erosion, damage, and incurred maintenance costs. Tracy and Dale voted in favor. Dave F, Michele, Sharon, and Clark voted against. Motion did not pass.

#### New Business

- 1. John Lundberg sent an email regarding the school bus driver parking off the pavement at the entrance to the neighborhood causing damage. The President has sent an email to the county notifying them and requested that the driver not park at the neighborhood entrance.
- 2. The KGI communications internet provider is owned by Baicells Technologies Company Ltd and are from Beijing China.
- 3. Dave C, Tracy, Dave F, and Jim Buckley performed some maintenance on one of the culverts on HarryBerry. Water was backing up and needed to be redirected into the culverts. Given this culvert as an example, we need to consider having an engineering firm survey the culverts and determine what maintenance and repairs need to be done.
- 4. Discussion on culverts. There are many that need to be repaired and the Association will have to take action soon. Dale will provide the name of a company that performs drainage systems. The Board will contact that company for an assessment of the Association culverts. Tracy will talk to Mullins and Burgess to see if they can do an assessment of the culverts.

Motion made to adjourn Clark Ackerman. Tracy Usry seconded. All voted in favor. Meeting adjourned at 2124.