

Annual Meeting

02 August 2025 / 1:00 PM

ATTENDEES

Lisa Bryan, Ben Mitchell, Cody and Candie Day, Kris Rogers, Viola Bruning, Paul and Mattie Scott, Kurt and Dana Timerman, Lisa and Brian Wheatcraft, Matt Kimball, Robert and Diana Zamarripa, George Reicheret, Wayne Blazeth, Jenni Martinez, Allison Robinson, Georgie DeBerry, Sadie Hughes, Ashtin Deshong, Paul Hayes, Steve Hanson, Mary Maureen McCarthy

NOTES

- **Meeting called to order at 1:03pm**
- **Introductions of everyone present**
- **Review of Treasury report**
 - **Balance given**
 - **Dues will not be increased at this time**
 - **It was requested to have a breakdown of how money was spent on individual projects and vote on them individually instead of how much would be spent as a whole.**
 - **Put in road base on the walking trails. Holcim donated \$17,000 in material to finish the walking trails.**
 - **We also voted to put in parking pavers in the RV area at a previous meeting. These will be added soon. The fence will also be moved out to make it match the new fence that was put in earlier. When they do this work, those up against the shorter side will be asked to move away from the fence so they can work on that.**
 - **The budget was distributed to all homeowners. The budget is good and we are able to run operations with the current dues in place.**

Steve Hansen made a motion to accept the budget and Cody Day seconded it.

- There will be signs and steel posts put in showing the times of operation for the common areas as requested.
- The USPS situation - if you have an issue with the post office you need to go on line and file a complaint there. It has to be online and not at the post office in person. I have been told that I am the only one complaining about the issues we have had.
- Langston pit - we know they are applying for another mining permit, they are asking for a 20 year mining permit. Their application has been approved by the state, but still must be approved by the county. When they get closer to having the county determine if they can mine or not, neighboring property owners will be notified. The Board highly encourages homeowners to follow the Fremont County planning and Zoning page to follow updates. As soon as the Board has more information, we will share it on the Facebook page.
- Poultry request - HOA covenants were written in 1996. Many things have changed over the years. We have had a request for chickens. It was suggested and voted on to allow poultry on a trial basis IF THE HOA ATTORNEY STATES WE CAN DO THIS. The packet and information will be sent to the HOA lawyer to make sure we can move forward with the trial. If the attorney approves our method for variance request homeowners will reach out to Ben Mitchell for the variance packet and complete all required parts before a variance will be allowed. If poultry is allowed the variance can be withdrawn at anytime in the future if it causes problems for neighbors or brings in more wildlife.
- It was asked when we will replace the picnic tables under the gazebo. We can order more in a different kind of material and bolt them down. The old ones were weathered and had to be disposed of. Viola Bruning made a motion to replace the tables and have new tables bolted to the cement.
- It was brought up about UTV's, dirt bikes and other recreational vehicles on the streets. It was stated that anything that is allowed on our streets as long as it is street legal according to the city. They

have to follow the rules and speed limits, but it is allowed. You can call the police to drive by and make sure rules are being followed.

- It was asked if we put a no soliciting sign at the front of the entrance. Lisa stated that they have to have a peddler's license in order to sell, however they keep coming in.
- The drainage issue is still an issue. Residents are urged to continue to contact the city about it as it is not an HOA issue, but rather a city issue.
- It was requested to repaint the statues at the entrance. The decision was made to let them be as is as we are not sure what kind of paint would be utilized without it being weathered.
- It was brought up to have a community picnic. It was discussed and supported. It will be planned and information will go out.
- Ben Mitchel was voted to continue as the HOA Vice President of the Board.
- Meeting was adjourned at 2:44pm.

ACTION ITEMS

1. Lisa has encouraged everyone with USPS issues to please file a formal complaint on their website.
2. Lisa will send the information to the HOA attorney in regards to the trial poultry variance and will let the community know the outcome.