

2016: To Approve

July 9, 2106 – Indian Ridge P.O.A. Annual Members Meeting

- 1) Ann opened the meeting
- 2) Dave read the minutes from the July 2015 Annual Members Meeting. The minutes were unanimously approved by motion from Jason that was seconded by Suzanne with the following changes:
 - o Part 4 there was a question as to whether the six year mark Post-Fire is 2018 or 2019.
 - o Part 7 "Don Hunt" was changed to "Dave Salmie"
 - o Part 9 "___ Harper" was changed to "Sharon Harper"
- 3) The Annual Winter Party was scheduled for the last week of January 2017 and it was noted that this is not a meeting, it is a party only.
- 4) Suzanne reviewed the budget. She reminded everybody that she has transferred all of the records from paper to electronic so they may look a bit different. Suzanne noted that there are 726 Billable Lots, 276 of which are owned by 94 owners that are delinquent on their dues. It was discussed that all delinquent dues over 6 years past due have been written off as they are not legally collectible.
- 5) Mary Lou asked why some lots are exempt from dues. Suzanne explained that this is because they are owned by government entities. The Board has agreed to look into whether or not we can change government entities POA Dues.
- 6) Mary Lou asked why the Board wrote off the dues that were over 6 years delinquent. Ann explained that this was necessary because the previous Board did not do what is legally necessary to keep those dues collectible.
- 7) Jason motioned for approval of the budget. David seconded the motion and it passed unanimously.
- 8) Suzanne reminded everybody of the multiple ways dues can now be paid – by Mail, Credit Card, Online Bill Pay, Etc.
- 9) Jason gave an update on the work of the Road Committee. We have simplified the process of getting roads POA approved. Indian Ridge POA Dues are about 1/3 of what other similar POA's charge currently, making it impossible to do all of the road work members want done. Jason encouraged members to join the Road Committee. Jason reviewed how the \$30,000 was spent on the roads – New road base in several areas and 6 new culverts.
- 10) Janet Barlow cautioned about the impact caused by putting in culverts and the POA's liability for any resulting damage. The Board agreed to look into what impact the redirected water from the new culverts is having, if any.
- 11) When Cherokee Road came up, it was stated by a member that this road had been previously condemned by the engineer. The Board agreed to look into this.
- 12) It was requested that the Board look into replacing all of the garbage cans at the end of the road with a dumpster. After discussion among the members it was decided to leave the garbage cans in place.
- 13) Ramona stated that the Tomahawk Rd becomes a muddy mess when it rains. The Board agreed to have this looked into.
- 14) Debbie proposed that we have the Thistle that is on or near the road sprayed by a contractor paid by the POA. Ann explained that the POA cannot legally spray the Thistle because it is all on private property and individual permission is needed. It was reiterated by a member that members want the roads sprayed and kept clean. It was finally decided to have the Thistle issue addressed by the Road Committee.
- 15) Jason let us know that the Cattle Guard repair has been put on hold.

- 16) It was asked if there is a consensus on closing the gate. After a great deal of discussion it was decided by the members that the gate needs to be kept closed but not locked.
- 17) Mary Lou reviewed the new architectural rules and guidelines. Some highlights are:
 - Sheds and Open Structures under 200 Sqft can be built without a permit.
 - A state Fire Permit Fee of \$1,000 is required.
 - A non-compliance Notice Letter is in the process of being written.
- 18) Dave Bess reported that water is low again this year and requested that NO Wild Vegetation be watered. He also mentioned that small amounts of Chlorine are added to the water this time of year.
- 19) Ann thanked the many POA Members whom are helping on committees. She mentioned that there are currently 3 Water Board Member positions open, that it is quite a process to get someone approved to be on the Water Board. Ann then requested volunteers to apply to by on the Water Board.
- 20) Suzanne moved that the meeting be closed, Jason gave a second and the meeting was closed by unanimous vote.