

INDIAN RIDGE POA MEETING July 13 2013
Indian Ridge Lodge 6:00 pm

Called to order at 6:05 pm

Board members present: Chuck Cummins, Ramona Tomsik, Clyde Holm

Minutes from March 2, 2013

Budget: by Ramona (see attached).

Consent Calendar (See Attached) Chuck went through the calendar item by item. To explain all expenditures. Checks # 5317 to 5347 to date.

Staples will no longer take two signature checks. A credit card is needed.

IRS report is now over 20 pages long and is available for review.

Ramona moved to accept the consent calendar. Clyde sec.

The fire District will receive \$500 again. We have spent about \$1000 on spraying thistle but it cannot be controlled this year.

Architectural report by Ramona: You need to check with the county before rebuilding, or building anything. Plot plan forms are available on line or you can call Ramona. There are some abandoned vehicles that need to be removed. You will need to clean up your lots or expect fines. Flinders, Jardines, Holms, Sabeys, Tomsiks, Sagers, and Bensons have started rebuilding. You need to take care of the thistle on your property.

Fire POA Legal information: Steve Hill

The Association is being legally represented by Snow, Christensen and Martineau, as are about 175 property owners.

It is estimated that about \$100,000 will be required to repair culverts. The restoration plan includes roads, weeds, seeding, and more. We have experts on landscape, watershed and structures. We will meet with Rocky Mountain on July 18th. The judge will rule on July 23rd. Mediation should begin on July 29th. If you have signed a release with Rocky Mountain you will need to talk with them. You may be done. Some have had further contact, promises and support from them. If you have not signed a release, you still have some alternatives. Our legal fees will be 30% of the settlement and 40% if we go to court.

Water System Report: By Dave Bess. The system received a lot of damage and we are talking to Rocky Mountain about it. There is damage to the pressure stations. We will need to close the system down for 30 to 40 days this fall and winter for repairs. We are not charging usage fee yet because too many meters are not readable. We need to keep the tanks full to prevent bacterial growth. Use the water but do not abuse it. Don't leave faucets running at open flow. Working with Rocky Mountain will be an ongoing process. Fixing pressure stations and water lines will affect the roads. Steve Hill said, "We do not represent the Water District and cannot answer your questions."

Dave Bess Said, "The water company has insurance to cover any person damages."

There was a straw vote to see how many think the Water Company should go with the POA's attorneys. The vote was in favor of going with the attorneys. Dave gave Rocky Mountain a week to see what they plan. If it is not sufficient they may go with the lawyers.

Water connections will continue to cost about \$4,000.

Road Report: Clyde said that only basic emergency repairs will be done until legal and engineering is resolved. We have replaced two culverts and several have been cleaned. We may spend about \$20,000 this year on temporary repairs.

Transaction fees: Transaction fees are illegal and have been discontinued. It was moved that we will start assessing impact fees of about \$50. Effective July 1, 2013.

Special Assessments: Clyde moved that we declare null and void any previous special assessment arrangements and agreements. Sec. by Ramona.

Proxy Votes: It is moved (by Ramona) and seconded (by Clyde) that proxy votes will now require notarization if not voted by the owner.

Collections: Delinquent accounts will be notified by letter. Moved by Ramona. Seconded by Clyde. You will be given 30 days for your response. Foreclosures will bring about legal fees late fees, and liens on each property.

The POA **web site** is: indianridgepoa.org.

Maxfields were thanked for their service and building use.

Ramona was thanked for her help with the luncheon.

Meeting adjourned at 7:40 pm

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