

Indian Ridge Member Meeting July 14, 2018

- 10:43a – Ann called the meeting to order
- It is members' job to maintain their culverts, remove thistle from their lots and remove the dead trees from their lots.
- Ann thanked the out-going board members – Garth, Jason and Dave, for their service and efforts. She also thanked Russ Cline for replacing Garth on the board mid-term
- Ann read the agenda for today's meeting and thanked both the Road and Architectural Committee's for their time and efforts.
- Minutes for the July 8, 2017 Member Meeting were read by David. It was motioned, seconded and unanimously voted to approve the minutes from last year's member meeting.
- Suzanne went over the budget and related issues
 - There are 15 lots that are exempt from paying dues and 55 lots that still have delinquent dues owed. The total outstanding dues are currently down to \$112,000.
 - The budgets were reviewed back to 2013. It was noted that in 2017 less than \$10,000 were spent on maintenance and attorney fees – this is a huge reduction over past years.
 - The 2018 budget for maintenance items is again \$10,000
 - The 2017 Road Budget was \$60,000, half of which were funds from the lawsuit settlement.
 - The money from the sale of the Grader and the two lots that were sold in 2017 have been set aside in a special budget for road repairs that will be required once the Water Board has installed the new water lines that are planned for this year.
 - Suzanne brought a copy of every check that was written over the past year so that any member whom wished can see them.
 - Russ Cline moved to accept the 2018 budget, Dave Manning seconded the motion and the motion passed unanimously
- Dave Bess gave the water report
 - Dave stated that his heart health is such that his doctor has ordered him to cease all rigorous physical activity, which means he has a very limited amount of time he can be the operator of the Water District. Dave requested that someone come on as the assistant Water operator so that Dave can train them to replace him as soon as is possible.
 - Dave has been the operator for the past 10 years and has worked to save the water district as much money as is possible
 - During Dave's tenure, the water system has never needed to be shut down for water quality repairs.
 - There is currently a small leak in one of the water lines. Dave has been unable to find it. Dave hired a company that specializes in finding leaks and they also could not find the leak.
 - A member asked when Sunflower Rd will have water available.

- The member was told they can hire anybody they want at any time to have their water connection from the mainline installed, but Dave Bess will need to inspect and approve the line before it is buried.
 - A member asked who controls the water at the two free hydrants the POA installed
 - The answer is the POA Board. The Board puts no quantity limits for members on those hydrants, but asked members to not abuse this by bringing something like a Water Buffalo up and filling it off our system.
 - Our water system is for Culinary Use Only. It is not for watering lawns, which are illegal in the POA, or gardens or greenhouses. It is okay to water trees and bushes to help them get started only.
 - A member asked what are the best trees to plant in the POA
 - The answer is Aspen, Blue Spruce, Pinion Pines and Maples
 - It was noted that if you are going to water trees or bushes to help them get started you MUST install a regular sprinkler system. You cannot simply put a drip irrigation timer on your hydrant because the hydrants are designed to automatically drain
 - A Pressure Station is being installed on UTE Rd so that the water system can be expanded below UTE RD, including Sunflower Rd.
 - JoAnn reported for the Fire District.
 - Use screens on your fire pits and don't leave any fire unattended. The POA should consider putting markers on each lot for the purpose of aiding emergency personnel to find where they are going in an emergency. There has been a grant given that will pay for these markers.
 - The members unanimously approved a motion to have the markers installed.
 - JoAnn gave us her work email: RIL001@YAHOO.COM
- Jason reported on the Roads and the Road Committees efforts
 - \$30,000 has been used from the regular budget for road repairs and improvements along with \$30,000 from the settlement monies. The Road Budget will continue to be the same until the settlement monies are gone, which is about 4 more years.
 - Jason has made some changes that have cut the cost of our Road Base by half; from \$19,000 per mile to \$10,000 per mile.
 - Everybody interested in it, and what the Road Committee decides can be on the committee and help make those decisions – So if you want something specific done with roads, get on the board and make it happen
 - Please remember to keep the gate closed
 - Please use 4-wheel drive when towing on the steep portions of roads so that you do not destroy the roads
 - A member suggested that reminder signs be put up in key places on the roads
 - Jason has a large list of gravel and Road Base providers for anybody interested in that information

- Members were reminded that if they want to be on the Board or a committee they must be current on their dues
- Deb Atwood discussed the Architectural Committee
 - The committee is using email for Plot Plan approvals to speed the process.
 - Fire pits must now be no larger than 4 feet, which matches the National Code. You must also clear an area of 10 feet around the fire pit
 - You CANNOT live year round in an RV per county rules
 - A Plot Plan needs to be submitted for Septic Systems, Roads and Structural Buildings
- Ann discussed the issue of Dues
 - Dues are currently \$90 annually, a reduction from \$120 a few years ago. The current dues are not sustainable if the POA is going to continue to improve roads and then maintain them.
 - Some member input was to 1. Have the Road Committee build a projected maintenance budget for the roads. 2. Bump dues to \$150 per year. 3. Bump dues to \$120 per year. 4. Bump dues to \$120 for the following year and raise then \$10 per year for each of the following 5 years.
 - A motion was made, seconded and approved by majority vote to raise dues to a \$120 per year effective 2019, which billing will go out in October of 2019.
- Garth was designated to lead the vote count committee. Tom, Ed and Janet volunteered to be on the vote committee with Garth
- The 5 nominees for the 3 Board Positions, Todd Barret, Russ Cline, Jason Maxfield, Adam Mercer and Robert Norman were given their 5 minutes. Ann read a prepared message from Todd as he could not be at the meeting
- Meeting was suspended for lunch, the vote and vote count
- Meeting was reopened for the announcement that Russ, Jason and Todd were voted on to the board. Todd will have the remaining 1 year position while Russ and Jason have 3 year terms
- Meeting was adjourned