

2024 Annual Meeting Minutes for Wednesday July 24, 2024

Officers Present: Kasey Watson, Tom Luhrsen, Jonathan Merrill, Nick Coddling

Officers Absent: None

Members in Attendance:

Owner	Lot	Type
Reese Haley	4,54	Person
Stephen Boie	5	Proxy
Michele Kilmek	6,7	Proxy
Vern Smith	22,23	Proxy
Kim Phillips	26,27	Person
Daniel Chance	21,22	Person
Reboot	55,56,61	Proxy
Doreen Neely	31	Person
Jessica & Michael Hodges	32	Person
Jason Wildman	39	Person
Brian & Lorie Lane	40	Person
Jonathan Merrill	41	Person
Larry & Leslie Haas	42	Person
Rich & Debbie Properties	43	Proxy
Joel & Effie Wilson	46	Proxy
Travis & Maria Hansen	49	Person
Matthew & Amy Danielson	50	Proxy
Leszek Poradowski	63	Proxy
Jay Oddy	64	Person
Nicolas Coddling	69	Person
Shaine Brecken Perry	77	Person
Schaunaman Trust	81	Person
Jason & Carrie Schumacher	85	Person
Jacob Krause	87	Person
Eric Barr	91	Proxy
Tara Williams	92	Person
Tim Benjamin	95	Proxy
Garry Tye Jr.	96	Proxy
Kasey Watson	99	Person
Tom & Kristina Luhrsen	102	Person
Randy Kushin	103	Person

Quorum Present: Yes, 38 lots represented. 35 Required.

The meeting was called to order at 6:10 p.m. The board introduced themselves.

Kasey provided an overview of the meeting agenda which primarily was two things – officer election and volunteer for committees. A brief overview was provided of the 6/18/24 meeting.

Kasey started with a reminder of 2024-2025 due assessment dates which are due by 7/31. Late notices will be issued after 8/1 and lien notices will be prepared on 9/1.

-Doreen Neely asked what is the time period between those notices. Kasey responded 30 days. The board is taking a strong approach to satisfying collections within 90 days of assessing.

Discussion ensued regarding the importance of the meeting. It has been 3+ years since a quorum has been present. The discussion was focused on the board term and impacts to having a short term of 1 year. Generally, ramp-up takes a few months which leave a performance term of 9-10 months. Not very efficient or effective.

Kasey proposed a motion for discussion. Amend bylaws to adjust terms of the Board to two years. This would be effective with the outcome of today's meeting, but factor in those who have already served two years.

-Randy Kushin made a recommendation to consider a staggered and alternating schedule to avoid a full five replacements, and instead allow some to remain and help on-board or transition new officers, but still allow for At-Large 1 year term.

Conversation continued with ultimate consensus of a staggered approach, two-year term limit for officers. Kasey amended the motion to adjust bylaws to a two year term for officer, 1 year term for at large. Nick Coddling seconded. Motion passed.

Kasey called for a room vote to concur. All in favor. The board will update bylaws with appropriate amendment and prep for finalization later this year. Motion effective with elections on 7/24/24.

Next item on discussion is officer election. Kasey provided an overview of board responsibilities and continued need to have functioning body. Based on the new motion, three positions are available to elect – 1 vacant, 2 at large members. Tom Luhrsen and Nick both expressed this interest in continuing to serve and to be listed as volunteer. Kasey called for volunteers. Eight were noted – Nick, Tom, Doug Benton, Reese Haley, Tim Benjamin, Larry Haas, Travis Hansen, and Tera Williams.

-Doreen Neely raised a question for the board regarding a recent action for swine and how a board member could violate the covenants. Kasey provided a summary of the action for the members present. He reiterated this was also a topic in the June meeting. An important clarification to make is that there was an approved temporary variance provided for the lot in question. It was facilitated through a group discussion supported by justification and evidence that the board reviewed as a body. Variance was approved of which will expire 7/31. Kasey reiterated it is the board's responsibility to review all actions and present a decision in the best interest of the community. Variances require a majority vote in favor and can't be enacted by one person. Variances are considered when there is apparent financial or physical hardship to the rule in question. Both of these factors were considered in this action. Kasey stated the board enacted two variances this past year – first related to a DRC request, second for temporary allowance of livestock for educational purposes. Discussion concluded.

-Kim Phillips encouraged women to volunteer for the board.

Kasey noted that because there were more than three volunteers, we'd move to a paper ballot vote. Ballots were handed out including those for proxies. Kasey provided instructions that three positions were up for vote, please disregard position 4 and 5. Lot owners are provided one vote for each lot they own per position. Proxy holders were identified along with their eligible votes. Volunteers present were asked to do a quick introduction for the group. Voting was conducted, results were tallied by Jonathan Merrill and Nick.

While results were tallied Kasey called for the second request for volunteers to serve on board appointed committees. There are two – Design Review and Covenant Review/Proposal. Kasey provided an overview of each committee and the importance for representation and active participation in both. Design Review Committee has historically had three members. Tom noted he was stepping down from his role on this committee. Kasey noted that due to the attendance and representation of members, both committees would be subject to appointees. Kasey called for four volunteers for DRC.

-Doreen Neely asked what qualifications volunteers should hold. Kasey responded that experience or qualifications not required but welcomed. Covenants detail specifically what parameters the DRC follows. The group functions has a unified body to approve or deny architecture or construction plans, but purpose to aid lot owners in meeting the requirements in an respectful, efficient manner.

-Volunteers included Reese Haley, Tim Benjamin, Larry Haas, Travis Hansen, Jason Wildman, Doug Benton.

-Jason Wildman asked what happens if excess volunteers. Board discussed and noted that the participation of a committee is subject to the board appointment. DRC is a committee which functions best with small group, a minimum of 3 however to facilitate presentation and ability of coverage four would be selected by the board with priority being for new members looking to volunteer. As such Larry, Tim, and Reese have served either previously or currently serving. Board reviewed help quick vote. Kasey read new DRC committee members out loud. DRC committee members are Doug Benton, Reese Haley, Larry Haas, and Jason Wildman. Kasey called for a chair to represent the committee. Doug Benton volunteer.

Jonathan noted that votes had been tallied for officer election. He read votes out loud:

Travis Hansen – 23

Tom Luhrsen – 18

Nick Coddling – 13

Larry Haas – 8

Tara Williams – 16

Doug Benton – 8

Reese Haley – 4

Tim Benjamin - 2

Travis, Tom, and Tara Williams were elected to the 2024-2025 board. Jonathan and Kasey will continue to serve additional year on term.

Kasey called for volunteers for Covenant Review/Proposal Committee. It was followed by quick overview of the committee purpose which is to review and propose recommendations to be presented to the community at the 2025 annual meeting. Recommendations should be in line with the wishes of the community, continuing operational activities, and updating rules which no longer seem to fit with the needs of lot owners.

-Kim Phillips noted that the covenants are like the constitution. She felt there were some lot owners who are not in compliance and importance of adhering and for the board help with enforcement to help preserve all property values and maintaining properties.

-Reese Haley noted that he participated in the last committee but felt that he didn't walk away with anything or satisfactory progress. Tom provided background on work

completed last fall and impact of schedules as to why committee has not met recently or completed the book of work.

The board would like to see a five-person committee but would not limit those who would like to take part. Volunteers noted were Jason Wildman, Doug Benton, Tom Luhrsen, Doreen Neely, Jessica Hodges, Randy Kushin, and Nick Coddling. Kasey called for a chair. Randy Kushin was recommended and volunteered.

Kasey confirmed members will be notified via email and to look for scheduling from the chair with a kickoff expected by 9/30.

-Randy Kushin raised a question whether a vote should be called to adjust the one-thirds requirement for quorum. Discussion ensued whether to change language to allow for majority of representation as meeting. Conversation concluded with board's recommendation this be item one of the Covenant Committee to propose.

Kasey called for final questions or discussions. No further questions raised.

Meeting was adjourned at 7:35 p.m.