

MINUTES OF THE REGULAR MEETING OF THE SELOA BOARD OF DIRECTORS

Date/Time: Thursday, March 30, 2022.

1. **Call to Order.** Roger Bitner, the president, called the meeting to order at 6:12 pm at a Google Meet virtual meeting.

2. **Roll Call.**

2.1. A quorum was present with the following directors in attendance virtually

Roger Bitner, president

Elke Touchette, secretary

Ralph Brown, treasurer – present and left the meeting early

Rosie Moore, director

Kathy Borden, director

Fred Trujillo, director – present and then resigned during meetin

2.2. The following directors were absent: Naomi Williams, Megan Robinson, Brian Tiley

2.3. The following lot owners were in attendance: None

3. **Approval of Minutes.** The minutes of the 1.24.22 meeting were read and approved by board members prior to the election of new board members on 3.1.22.

4. **Secretary Report** – mentioned some what I said in email sent this afternoon to board members.

5. **Financial Report.** The treasurer, Ralph Brown, discussed the financial report and responded to questions.

5.1. See attached financial statements presented by Ralph.

5.2. Ralph gave the payoff amount to the Title Company Officer as he submitted to the board for review. No response from Lender or Holidays.

6. **Committee Reports**

6.1. ACC Report – Kathy Borden. The ACC plans to have ACC amendment finalized for next board meeting. Kathy asked if the road committee should handle monitoring of contractors instead of the ACC. 11.1.22-5.1.22 Winter moratorium on roads/contractors. Fred suggested a Bond if someone really messes up the road. Rosie & Kathy working on proportion of impact fee & distance from gate build fee, sliding scale based also on sq. footage of build.

6.2. Road & Gates – Fred proposed Brian Bitner, Justin Bitner, Ed Bowers. Elke suggested runner up at the elections on 3.1.21, Natalie Shein, and Casey Brown, prior Chair of Road Committee. Discussion will resume at next Board Meeting. **Fred resigned and left the virtual meeting.**

6.3. Fire – Kathy will reach out to Drew to see if he will still chair the committee

6.4. Other – No other committees right now.

7. **Unfinished Business.** None discussed

8. **New Business.** None discussed

9. **Next Meeting Date.** The next monthly Board meeting is scheduled for Wednesday, 4.20.22 at 6 pm.

10. **Meeting Adjourned:** at 8:16 pm, after Executive Session.

The foregoing minutes approved by the Board of Directors on: Wednesday, 4.20.22

Elke Touchette, Secretary

SELOA Board Of Directors Meeting

3/30/2022

Bank Balances as of 02/28/22

4145	Operation Account;	99,935.39
8151	Savings Account:	16,051.30
9704	Reserve Account:	30,765.03
3642	Deposits Account:	33,735.58

SELOA Board Of Directors Meeting

3/30/2022

Approved 2022 Budget

	<u>Budget</u>	<u>Actual</u>	<u>Remaining</u>
Income:			
Assesments - Annual Dues and Late Fees	108,000	66,000	42,000
Carryover from 2020	44,000	44,000	-
BRR Winter Maintenance	5,780		5,780
Church Maintenance Contribution	2,800		2,800
Peak Radio Tower Rental	-	1,035	(1,035)
Gate Remote Income	250		250
Road Impact Fees from Construction Projects	10,000		10,000
Misc. Income	-		-
Total Income	<u>170,830</u>	<u>111,035</u>	<u>59,795</u>
Expenses:			
Administration			
Office	600	153	447
Miscellaneous	250	524	(274)
Scan Historical Records	1,200		1,200
Rebuild Savings	5,000		5,000
Liability Insurance	4,394	2,945	1,449
Total Admin	<u>11,444</u>	<u>3,622</u>	<u>7,822</u>
Electric Gates			
Electricity	650	59	591
Gate Remotes	250		250
Install 1 Camera at Each Gate	1,000		1,000
Repair - On Going	5,000	577	4,423
Total Electric Gates	<u>6,900</u>	<u>636</u>	<u>6,264</u>
Legal Fees			
Legal Fees - On Going	10,000	1,947	8,053
Total Legal Fees	<u>10,000</u>		<u>8,053</u>
Total Fire Prevention Projects	4,750		4,750
Road System			
BRR Annual Payment	27,540		27,540
Snow Removal - Gate Areas	5,000		5,000
BRR Winter Maintenance	5,780		5,780
Water Valve Extenders	4,000		4,000
Weed Spraying X 2	2,000		2,000
Road Repair and Maintenance	93,415		93,415
Total Road System	<u>137,735</u>	<u>-</u>	<u>137,735</u>
Total Expenses	170,829	4,258	164,624

SELOA ACC COMMITTEE

Email: acc.selo@gmail.com

KATHY BORDEN, CHAIR

ROSIE MOORE

VINCE HEYD

ACC Committee

Reminders & Update

- **Still having contractor issues trying to take trucks & trailers up on SELOA without ACC approval on winter roads – many incidents causing passage delays – Recent on Basin**
- **ACC Document – revision draft still in committee review**
 - **Address Impact Fees – need discussion**
- **ACC is conducting Pre-Site meeting Virtually, then Site Meetings (on Lot)**
- **Reminder - Adding a garage, barn or structure, Driveway paved(If exceeding 25K, or over 10K (using heavy equipment)? Painting house? – *must get ACC approval***
- **ACC is fielding many calls from prospective buyers - expecting extremely busy building season!**

ACC Construction Activity Report 3/1/2022

ACTIVE PROJECTS – 15 + more expected

Lot 24	New construction – In-progress Spring/Summer 2021-2022
Lot 85	New Barn/Garage – Approved - Planned for 2022
Lot 46	New addition – Approved, in progress, nearing completion
Lot 14	New addition, Approved, in-progress
Lot 64	New Construction, Approved, in- progress 2021/2022
Lot 65	New Construction, Approved, in-progress 2021/2022
Lot 69	New Construction, Approved, Spring 2021?
Lot 78	New Construction, Approved, In-progress 2021/2022
Lot 117	New Construction, plans to begin 2022?
Lot 55	New Construction, Approved, in progress for 2022
Lot 116	New Construction, Site visit 9/2021, plans for 2022
Lot 23	New Constuction, planning stage 2022-2023
Lot 70	New Barn, pending revised application 3/2022
Lot 85	New Barn, Approved 3/2022
Lot 41	New Lot owners, Approved build pending fees 3/22