

SELOA regular board meeting minutes Feb 27, 2023 via Zoom video conference

Board members present: President Roger Bitner, VP Naomi Williams, Secretary Drew Jordan, Directors Kathy Borden, Casey Marsh, Biran Tiley, Rosie Moore. Not in attendance Megan Robinson

10 lot owners in attendance

18:03 Roger Bitner call to order, roll call.

18:04 Minutes from the last board meeting approved. All in favor.

18:05 Roger Bitner encouraged all lot owners to get a survey of their lots done. The Association desires that everyone please get their lots surveyed, updated, and filed with the county so that we can do a better service with our easement roads and maintenance within the association.

18:10 Notices: need volunteers for IT, Kimball gate, 7 board positions are up for election

18:15 ACC Committee: Gave report of activities. Committee wants to increase fees. Discussion of whether an increase in ACC fees would be a board vote or would it have to go to a lot owner vote. Decided to announce it at the annual meeting. See presentation.

Roger Bitner reminded everyone that 1 mile of Bitner Ranch Road will be turned over to the county so this should reduce the amount we owe to BRR next year.

Fire Committee: Webinar announcement. See presentation.

18:25 Road Committee. Runoff will make this spring challenging. The Road Committee needs a budget. First priority will be patching the Basin from the Y to the gate because we ran out of time for that last year. Next priority needs to be the slide on Lower Cove and the culvert by Lower Cove and Kimball.

18:30 Upcoming election. Drew Jordan went over what positions are available. See presentation. Lucy Jordan and Rosie Moore volunteered to be on the Teller Committee.

18:40 Budget: Roger Bitner the slide is going to take a large part of our budget. Roger and Naomi will work on the budget.

18:45 Two dwellings on some lots: Rosie Moore: We have several properties that have two dwellings on them, which is not allowed under our governing documents. Rules would have enabled fines for breaking an ACC rule, but the rules did not pass. Rosie asked legal counsel if we could charge 2x annual dues to the lots that have two dwellings as a way to discourage people from building two dwellings and make it more fair to other lot owners. Lieberman said he didn't see anything in our governing documents that would prohibit that. Discussion. Naomi Willimams stated that there are currently 11 lots with two dwellings on them.

19:00 Snow clearing payment. The board has been asked to approve \$5000 be paid to the Kimball Snow clearing co-op. Drew Jordan made a case that the co-op on Basin should get \$3,000 because they are keeping the road to the water tanks and Peak Communications radio towers open which benefits the whole community. Also proposed that next year, Ed Byers should keep track of hours spent on the part that the whole community pays for. In low snow years, when SELOA gives \$5000 to the Kimball co-op, SELOA is subsidizing the Kimball clearing effort, and in big snow years, the Kimball co-op may be subsidizing the common part. SELOA should not just pay a standard \$5000 each year without some accounting.

Discussion about having Ed Byers clear on the lower part of Basin from the gate down. Casey Marsh has talked to the contractor clearing for the Preserve and they won't do it because our road is in such bad shape.

19:30 Heidi Fisher lot 108 addressed the board with a request from the owners of lots 106, 107, and 108 that Hailes Loop maintenance be moved to the top of the priority list based on the recommendation of the road study and the fact that it is a critical access road for utilities and the only access for three full-time residences, yet it is a short road so the cost to repair it would be less than many of the other sections of road.

Natalie Shein talked about the costs to do various road treatments.

Open time for members: Peter Grant lot 91 thinks we need to spend more money on roads. Gavin Manes lot 69 introduced himself and offered to help with IT and electrical on the gates..

20:00 adjourn.