

SELOA board meeting

April 20, 2023 6:00 – 8:00 pm via Zoom and some board members in person

Board members present: President Steve Cuttita, VP Lucy Jordan, Treasurer Caleb Fisher, Directors Suzanne de Jager, Mark Robinson, Connie Barnhart, Graham Anthony, Brian Tiley.

Road committee members present: Erica Cuttita, Heidi Fisher.

6 lot owners present.

President Steve Cuttita called the meeting to order.

1. Approve minutes from the annual meeting: Steve Cuttita moved to approve the minutes from the annual lot owners meeting. Graham Anthony second. All in favor.
2. Approve minutes from the short swearing in meeting held on 4/15/2023: Steve Cuttita moved to approve the minutes from the 4/15/2023 board meeting. Caleb Fisher second. All in favor.
3. Secretary Report: Lucy Jordan sitting in for Secretary Drew Jordan. Went over procedure in Utah law on how the board can take action without a meeting and that any actions without a meeting are stated in the secretary's report at the beginning of a regular board meeting to be documented.
4. Finance Report: Treasurer Caleb Fisher. Meeting with Sea to Ski accountant tomorrow so no concrete update on finances but he has reviewed the documents we have and it looks like we are still good to spend \$115K to \$120K on the roads this year as approved by the board and presented at the annual meeting. Special assessment needs to be collected. Discussion on when to lien owners for non-payment of dues. There were more lots than normal that have not paid 2022 dues. **Caleb Fisher to discuss procedure for special assessment collection and overdue dues with Sea to Ski.**
5. ACC report by outgoing Kathy Borden chair. Discussion of how to get lot owners to comply with ACC rules. Discussion of how to fill the committee with Kathy's departure. **Decided to let the committee discuss among themselves who could fill the roles and board to appoint at the next meeting.**
6. Road Committee Report:
 - a. Natalie Shein resigned as chair and member of the road committee via email yesterday.
 - b. Emergency spring road work proposal by Road Committee Erica Cuttitta. Two bids for mini excavator rental with a licenced operator and all inclusive bid from Ed Byer. Lengthy discussion on the pros and cons of Ed Byer vs. or including another operator. Road Committee put forth a proposal.
 - c. Lucy Jordan moved that we authorize the road committee to spend \$10,422 out of the road budget that would include \$6,000 to pay Ed Byer for his all-inclusive work for emergency services up to and including preventative emergency services on SELOA roads through May 10th. If he returns that piece of equipment earlier we are prorated to have a lesser rental amount with him. And this also includes \$4,422 to rent another piece of equipment for the Basin side

and hire another qualified license operator to run that equipment. Brian Tiley second. All in favor.

- d. Road committee to put together a list of priority areas and board to notify all lot owners they should be on the lookout and notify the HOA if they see a problem.
7. New Business:
 - a. Road committee getting updated bids for road work based on 2022 PEPG report on road conditions.
 - b. Mailboxes? Discussion of past efforts to get mailboxes. Possibility to get them at the new end of the public road when the county takes over the lower part of Bitner Ranch Road or even at the Kimball gate. Graham Anthony to pursue further.
 - c. Road committee needs to decide amongst themselves who they want as their chair.
 8. Open to membership:
 - a. Casey Marsh asked if there is a timeline for getting the patch work done on lower Basin that was approved last year. Heidi Fisher said there is no contractor lined up. Lucy Jordan explained that those dollars were approved out of last year's budget so that approval is no longer in effect. New board will need to approve once we get new estimates.
 - b. Brian Tiley suggests we have an engineer look at the slide above Lower Cove on lot 23. Lengthy discussion. Lucy Jordan reiterated that we have extended the heavy construction equipment moratorium until June 10 and we have priced out weight limit signs that we can put up on either side of the slide area to limit the weight on the road until it dries out. Board members agreed we should buy the weight limit signs and put them up through June 1. Casey Marsh is worried about the slide coming down off lot 22. A resident of Lower Cove is a civil engineer and he looked at it and thought we should watch it closely but collapse was not imminent. Road Committee to add the slide areas above Lower Cove to their slate of problem areas to look into what it could take to have it evaluated and fixed.
 - c. Slide on Scott Ray's lot 120. Who is paying for Ed's work on Kimball? Road committee thinks Natalie clarified that this is part of the \$6000 we are paying Ed. Steve Cuttitta to look at the insurance policy to see if we are covered for natural disasters.
 9. Set next meeting for a 1 hour work session 6 pm May 3 2023 and 1 hour regular board meeting 7 pm.
 10. 8:15 pm Meeting adjourned.