

SELOA regular board meeting minutes/agenda
July 20, 2023

Board members present: In-person: Connie Barnhart, Lucy Jordan, Caleb Fisher, Suzanne de Jager, Graham Anthony, Brian Tiley.

Videoconference: Steve Cuttita (unable to join Zoom. Facetime with Caleb), Mark Robinson

Road Committee members present: Chair Heidi Fisher, Graham Anthony.

Lot owners present- lots 28, 4; via videoconference 108, 47, 63, 120.

1. 6:15pm President Steve Cuttita called the meeting to order.
2. 6:15pm Secretary report by VP Lucy Jordan standing in for Drew Jordan
 - a. Approve minutes from the 5/3/23 and 5/14/23 board meetings: Lucy moved to approve the minutes as sent to board members ahead of the meeting. Caleb second. All approved. Brian abstained on both 5/3 and 5/14. Mark abstained 5/14. Minutes approved.
 - b. Action since last meeting: On June 20 the Road Committee proposed a new course of action for 2023 road work similar to that approved in the May 14 meeting because the original vendor was not able to take the job as bid. The new proposal would cost more. After email discussion between the board and road committee, Lucy Jordan moved “that the SELOA Road Committee should cause SELOA to enter into contract with Morgan Asphalt to pulverize the sections of Basin Canyon Road and upper Kimball Canyon Road that are in poor condition to a depth of 4 inches depth, then truck in 2000 additional tons of rotomill to spread in sections that need it, grade, and compact it, as detailed in the bid from Morgan Asphalt received June 22 for \$74,400. If this motion passes, it will rescind the decision of the Board on May 14, 2023 to contract with Morgan Pavement for road work totalling \$65,000.” Drew Jordan second. All board members voted in favor. Motion carried 9-0. Via email.
 - c. Fraudulent real estate activity: Owner of lot 81 contacted the secretary saying that his lot was put up for sale without his consent or knowledge. Listing was taken down promptly but wanted others to be wary of fraudulent real estate schemes.
3. 6:22pm Treasurer report: Caleb Fisher
 - a. Status of accounts -
 - b. Operating Cash Flow - talked about moving impact fees directly into the operating budget. Up for discussion. If we cover everything in the “working budget” we will have a negative balance by the end of the year. Need to reel in

expenses. Discussion about increasing dues and how to go about it. S2S said we could increase dues if needed. Brian wants to talk with lawyers to make sure that is indeed correct.

- c. We're holding off on paying Ed. Took Ed 8 months to give the HOA invoice. Brian suggested we have a better contract with Ed. Is Ed insured and bonded? If he is not, could be an issue.
- d. A/R Aging Summary - About \$3000 still outstanding for the \$100 special assessment for roads. Lien on properties over \$1000 debt - \$30,724 outstanding. Lucy Jordan did research on how to lien. She made a new form based on liens used by SELOA over a decade ago, but is unsure if it is correct so she proposed to hire a company for the 1 large outstanding lot. The company will notify the owner and record the lien at the county for \$129. Then we can do the smaller amounts using that lien as an example. Caleb will be sending emails to any lot owner owing over \$1000. Lucy will follow up with phone calls. If owners do not pay within 30 days, we will begin liening starting with the most overdue account.
- e. Peak Wireless Communications update: Caleb Fisher - Lot 107 would like tower removed. Lot owner would like building to remain? Roger Bitner as president last year made an agreement with PWS that they should pay 50% of their lease amount after they removed the radio equipment and until the tower is removed. See what will happen July 31st before anything else is done.
- f. Discussion of adding SELOA Directors and Officers to insurance policy. Lucy said we have had in the past. Not sure if covered presently. Lucy will have Drew look through insurance information and report back.
- g. Church income: Caleb Fisher. LDS Church only has a "good faith" payment plan. Since all our costs are up, we would like to get them to contribute more. Brian Tiley discussed how we have used counters in the past, but the counters are not functioning anymore. Lucy suggested reaching out to the point of contact and using a similar calculation as BRRA used on us this past spring when raising our BRR maintenance payment, i.e., use the national highway construction cost index multiplier applied to their historic contribution. Brian Tiley has that letter and can figure out what we should ask them to pay. Lucy to reach out to Megan Robinson to get the contact info she had for the Church and pass on to Brian.
- h. Reserve Analysis - past due. \$875 is current bid to perform analysis. Graham suggested our reserve should be 10 times what it is. Caleb, stated that was not the case as we do not have much infrastructure. Lucy has reached out to past treasurers for past analysis - with no luck. Not moving forward until we're sure we can cover cost.

- i. BRR Winter Maintenance - who should pay? Brian Tiley went through the history of the BRR settlement. In the settlement, the snow removal payment is calculated on how many full time residents are in Stagecoach vs. the other HOAs paying into BRR. So in 2014 it was decided that full time residents should pay. Brian asked our attorney if we can change it to all lot owners. Attorney said yes. Lucy didn't think Brian should have gone to the attorney until we had discussed this as a board and agreed we needed legal counsel. Caleb does not want to pay attorney fees to clarify given the state of our finances. Discussion that all lot owners should pay, as everyone is benefiting from the snow removal. However, if we send out bill to everyone, we might be opening up a mess for a small amount of money. Mark suggested we send it to everyone since it's such a small amount. Lucy suggested we add to annual dues. To add to dues, we need to do it at an annual meeting following our bylaws. Caleb would like to collect as we have always done for now, that is, collect in Fall and pay in Spring. 2024 snow removal bill is a topic for the annual meeting. Is that a special assessment or increase of HOA dues? 2023 bill will stay the same.
 - j. Discussion on board NOT incurring any legal costs unless all board approves.
 - k. Weed spraying: Lucy Jordan - Have in budget for another round of spraying. Caleb said we have money to do this year and is included in expenses. Has to be done now. All in favor.
4. 7:25pm - Road Committee report by Chair Heidi Fisher:
- a. Community meeting June 28 at the home of Graham and Lora Anthony:
 - b. Work to date report: Spring run-off - a lot of community effort. Ed Byer was very helpful. Riley Smith also. Cost - \$6641 - Basin. \$11,308 - Kimball. Kimball side was mostly rental expense (Ed's rental).
 - c. How to do better - 1. map culverts. Have some volunteers to map where the culverts are, know their condition, and the size. 18" diameter for driveways and cross roads. According to Ed, they should be 24" - particularly if you are lower on road. At "Y" Ed suggested concrete culverts. Where do we need new ones? Bigger ones? Road committee recommendation to take care of immediately. Steve said we need to make sure all is good come October. Many lot owners are not making sure their lots have cleared culverts. Graham said motivated home owners is how we will get this done. Road committee will put together a proposal together to take on this task. Mark suggested better communication to lot owners about what is happening, fix and repair, and emergency situations.
 - d. Heidi shared all work completed. In total - Morgan Asphalt - \$74,400. Hailes Loop - \$18,996. LowerCove/Kimball - \$21,451. Total \$114,847.
 - e. Priorities - Patch kits and tack (\$400) Speed limit signs (\$600). Seal Coating (will have to defer to 2024). Rosie said culverts should also be a priority. Rosie said

she would be happy to talk with BRRRA about potentially having them contribute to the cost to install larger culverts at the Y.

- f. Graham asked what happens now that the county is taking over $\frac{1}{3}$ of BRR. Heidi said that the rest of BRR is in such disrepair that BRRRA likely won't decrease fees and the cost of road construction keeps going up.
 - g. Financial standing: Everything was discussed at the meeting on June 28th. Lot owner survey showed that the priorities among those responding were safety, widening, and limiting speeding. Discussed ideas for reducing speed on lower Kimball.
 - h. Lucy moved to spend \$300 for patch kits. Brian second. All in favor.
5. Mailboxes at the new BRR roundabout: Dir. Graham Anthony - Yes USPS will deliver. Will need \$17K for this to happen because we need to have 108 mailboxes, not just the number that want one. One way to pay for this is to charge those that want one now to recoup some of the up-front cost, and then charge other owners in the future when they want one. At new roundabout the county will lay a new concrete pad. They can add another pad for us, and allow us to install our own mailboxes. Fred Trujillo, lot 50 via Zoom, was cut short, as we went over time allotment.
6. Ran out of time for ACC and Fire committee reports, old business, and new business as we were kicked out of the building
7. 8pm Meeting adjourned.