

Regular SELOA Board Meeting Minutes Sept 21, 2023 6-8 pm

Approved Nov 27, 2023

Location: Sheldon Richins building, Kimball Junction and via Zoom.

1. Call to order and roll. Present: President Steve Cuttitta, Treasurer Caleb Fisher, VP Lucy Jordan, Director Connie Barnhart, Director Suzanne de Jager. 5 lot owners.
2. Secretary report/approve minutes
  - a. Jordan moved to approve the minutes of the July 20 board meeting, Aug 18 work session, and June 28 special lot owner meeting on roads. Fisher second, all in favor. Minutes approved.
  - b. Lot status update: 108 lots, 70 lots with structures, 40 lots occupied year-round.
  - c. D&O policy update: Jordan confirmed that we do have Directors and Officers insurance policy.
3. ACC Committee Report Suzanne de Jager chair
  - a. About the same number of projects as last month.
  - b. Fisher wants to reconcile money in the performance account. Wants to make SELOA non-refundable impact fees go straight into our operating account. Cuttitta moved to move the funds from the impact fees account into the operating account and close the impact fees account. Fisher second. All in favor. Motion carries.
  - c. Steve reminding everyone that Nov 1 starts our winter driving moratorium. De Jager looked at documents to see where those dates are and could not find them. Jordan explained that we need to pass that rule in a noticed meeting.
4. Fire Committee Report: Lucy Jordan reported that Drew Jordan is stepping down due to lack of participation and not enough lot owners taking fire mitigation seriously enough. One insurance company just raised an owner's premium outrageously. Owner forced to find a new insurer at great cost.
5. Road Committee Report
  - a. \$220 of \$300 approved spent by L Jordan on asphalt patch kits. Need volunteers to place them on Sunday.
  - b. Reminder to keep culverts clear.
6. Treasurer Report: Caleb Fisher
  - a. \$27,920.62 on Aug 31 in the operating account but the \$21,451 paid to Ed Byer has not cleared so really we are operating on very little cash. We do have \$52K in reserve.
  - b. Income \$21K in dues and special assessments not collected.
  - c. More accurate numbers will be at the end of Q3.
  - d. Don't spend any more money!
7. Old Business

- a. Peak Communications Tower update: Fisher called but has not heard back.
    - i. Proposal on how to proceed going forward - D Jordan proposes to not accept any money after this quarter. Fisher will put that in writing to Peak.
  - b. Church camp contribution update - Brian Tiley (not present) so Steve Cuttitta updated. Sent the church liaison a letter. They replied that they needed more information. Fisher provided some of the answers to Tiley. Tiley owes them a reply.
  - c. Reserve Analysis: no money for this this year so need to budget for it next year.
  - d. Lien status - Lot 21 L Jordan called and texted the owner on August 13 to notify that we will be taking action. They own \$9261.80 as of Sept 15. Already have \$2976.39 in 3 liens on this lot (2x Mountain Regional Water and \$851 to Stagecoach Estates placed in 2017).
  - e. Holiday lot 93: Cuttitta talked to Kent Holiday. Holidays are willing to pay some amount to the HOA for use of roads and gates. Jordan recalled that in 2018 they offered to pay \$500/year. At that time annual dues were \$750/year. Perhaps we can get an agreement with them to pay some portion of a regular HOA lot's annual dues. Cuttitta to speak with Holiday again to work on an agreed amount.
8. New Business
- a. Basin gate improvement - Mark and Megan Robinson fixed up the sign and planted flowers.
  - b. Disposal of gate intended for Stagecoach-Preserve boundary - Jordan
    - i. A few years ago with partially donated material and labor, we had a nice iron pipe gate made for the boundary between the Preserve and Stagecoach on the SW end of N Church. The Stagecoach side is part of lot 119. Gate was not installed due to the previous owner of lot 119 not following through with the excavation and concrete needed. New owners of lot 119 do not want to install the gate and want it removed from their property.
    - ii. Jordan proposed we run a silent auction for the gate. Minimum bid should be the amount that SELOA spent on new materials for the gate. Secret bids could be collected by Sea to Ski with a deadline to remove before winter hits.
    - iii. Matt Wilkin lot 59 mentioned that there is an old road through his property that could use a gate so people don't go on it.
    - iv. Board in favor of auctioning off the gate to Stagecoach residents. Jordan to put together an email with pictures that Sea to Ski can send out.

- c. Reseeding disturbed areas - Jordan. Lot owner S. Ray has a lead on free or low cost seed. If we get this, Jordan willing to spread on the large areas disturbed by spring emergency road work, with other volunteers.
- d. Winter snow removal options
  - i. Last year recap - \$5000 to the Kimball co-op and \$3000 to the Basin side
  - ii. New bids: One commercial bid received for Y to both gates = \$26,000.
  - iii. Cuttita: if we agree that our roads are community common areas as defined by the UCAA “the HOA owns, maintains, repairs, or administers” then our roads are common property and UCAA says we need to keep it accessible to all owners. Q for Cuttitta to ask the attorney: There is a line in our covenants saying there shall be no snow removal on the rights of ways, but does UCAA overrule our covenants? Barnhard opinion that all members of the HOA should pay for the snow clearing as in other HOAs. Where to get funds for snow removal? Fisher says that accountant Deb at Sea to Ski says we can raise dues 10% just by board vote. Jordan thinks if the bylaws are more restrictive, which ours are, we have to go by the bylaws. Q for Cuttitta to ask the attorney: can we raise dues as stated in the UCAA or do we have to go by our bylaws.
  - iv. Plan for ‘23-’24: General consensus that we should stick with \$5000 to Kimball co-op and \$3000 to Basin. This will be decided during the budgeting process.
  - v. Should we try to amend the covenants at the March annual meeting to allow snow clearing? Let’s put it out there.
- e. Legal consultation policy. Fisher proposed we adopt a policy for communication with the lawyer so we do not incur unnecessary fees. New policy: a majority of the board must agree that legal counsel is needed before any board member contacts the lawyer. Exceptions: emergencies and if one board member feels the rest of the board is acting unlawfully, a.k.a. “Whistleblower” situation. All agreed.
- f. Rules: is it time to revisit passing rules and fines?
  - i. UCAA law regarding rule implementation: “Before adopting, amending, modifying, canceling, limiting, creating exceptions to, or expanding the rules of the association, the board shall: (a) at least 15 days before the board will meet to consider a change to a rule or design criterion, deliver notice to lot owners, that the board is considering a change to a rule or design criterion; (b) provide an open forum at the board meeting giving lot owners an opportunity to be heard at the board meeting before the board takes action; and (c) deliver a copy of the change in the rules or

design criteria approved by the board to the lot owners within 15 days after the date of the board meeting.”

- ii. Landscaping - Jordan pointed out that there is a new requirement this year from the UCAA: “An association shall adopt rules supporting water-efficient landscaping, including allowance for low water use on lawns during drought conditions. A rule may not: (i) prohibit or restrict the conversion of a grass park strip to water-efficient landscaping ; or (ii) prohibit low water use on lawns during drought conditions. (c) An association ... shall adopt rules ... before June 30, 2023.
  - iii. Winter heavy vehicle moratorium - de Jager would like to codify our moratorium
  - iv. All agreed that we should try to simplify a rules document
  - v. Jordan to send out the Google docs version of the last version and the original version we started with several years ago as starting points to work on a draft.
  - g. Road sign repair. There are two to three signs that need repair. Jordan: Sea to Ski has people that we can hire for \$70/hr. Cuttitta and Fisher will look at repairing the road signs ourselves.
  - h. S2S contract revisit? There are quite a few services in our contract that we are not using.
9. Member comments: Matt Wilkin lot 59, winter plowing: he thinks we need to go by covenants. We do have access via snowmobile. Briana Allred lot 78 thinks we need legal counsel on this and is in support of access to her home year round.
  10. Work session: Tues Oct 17, 6 pm at Fisher’s house. Work on a rules draft.
  11. Adjourn 7:52