

WPPOA 2021 ANNUAL MEMBER MEETING MINUTES

The Annual WPPOA Meeting was called to order by Carl Noel at 11:20 AM.

Board Members present: Carl Noel, Stephanie Nichols, Mike Wagner, Susan Kearney, Max Nichols, Richard Smith, Sean Kearney, Todd Billings as accounting support. Vaunie Clyde was unable to attend but Craig Clyde attended in her place.

Membership in attendance 47

Carl Noel and Max Nichols asked for help from volunteers.

Carl Noel asked Stephanie Nichols to read through the 2020 Annual Member Meeting Minutes.

VOTE TAKEN: Sean Kearney makes first motion to approve the minutes and it was seconded by Collette Lynch. Membership approved the 2020 Meeting Minutes.

Todd Billings asked the membership to give appreciation to Stephanie Nichols for her service as the financial person. Membership gave appreciation.

Todd Billings went over the 2020 WPPOA Budget with input from Sean Kearney and Stephanie Nichols.

VOTE TAKEN: Todd makes a motion to approve the 2019-2020 budget and expenses. Membership voted and approved.

Carl Noel and Max Nichols talked about the South Gate. Operating instructions; Make sure you wait because the gate comes toward to you leave the property. Sean Kearney needs your name and phone number to add you to the South Gate system. The 1st number is free. If you need more than one number added, the cost will be \$10.00/per phone number.

Sean Kearney asked that everyone please drive slowly across the dam. Nate Bates brought up that the contractors are the ones driving fast and kicking up the dust not the residence. Please ask your Contractors to slow down when in our development.

Max Nichols went over our water right that fills the pond. Our water right is from 1890. It is a trans-mountain water right that predates the State of Utah. Max showed the membership pictures and the pathway of the Black Canyon Cedar Creek and explained what the water right is and that we get 50% of what is showing at our weir on top less 10% water shrinkage. Currently, our water level is at 4 and two days we were at 7 – 8. Went through the issues we are having with some of the other groups that use the same ditch and that we want to be good neighbors but we have the right to our water. We need to go up on top and work on our ditches on top, fix, and maintain our ditches. We have a pipe that spans the canyon and comes and cuts across through Tom Fassio's property. We have a pond day scheduled for June 26th 9AM please come and help out!

Nate Bates brought up that we could use Bentomat powder to line our ditches so we don't want to lose water to get it to the pond.

Carl Noel mentioned we have a lot of construction going on and turned the time over to Sean Kearney to talk about the roads.

We started in 2017 with test pea gravel. The roads were graded this year if we have any money left in the budget, we will put some more gravel down on the roads. We reviewed the map showing where gravel has gone in the past. We may put gravel down on the lower road. We have budgeted \$2,500 for gravel but we don't know if this will cover the costs due to increasing costs in supply.

Please make sure if you are displacing any dirt on your property or building or putting in a culvert, etc that you run everything past the Architectural Committee and get **written approval**.

Mike Wagner said that due to the amount of volume they have been unable to approve plans within two weeks. He went over the requirements in our community. If you have different colors, you want approved that are outside our requirements, please submit them for review. The AC will either approve or won't approve and they will not sugar coat it any more.

Are there minimums for outdoor buildings or detached garage? Yes, there are. 200 sq ft or under there is no permit requirement but you still need to submit a plan and have it approved by the Architectural Committee.

Todd Billings reminded everyone to look on the website for the guidelines they have been updated and they are there. Everyone gave appreciate to Todd Billings for his hard work on the website. It looks great!

Mike Wagner asked what happens if someone does not follow the guidelines and puts a black roof versus a brown roof as an example? What repercussion should there be? We discussed several options and went over all the forms needed to be executed for changes in any of the colors or drawings, etc. Sean Kearney asked if the County could pull the building permit if they change and don't abide with what was approved. We need to have something in writing what the penalties are so they know upfront.

Sean Kearney makes a motion to have the membership vote and authorize the WPPOA Board to set fines for violations of POA governing documents including RRCs, Bylaws, Ordinances, and Architectural approvals.

VOTE TAKEN: Membership voted and approved to give the WPPOA Board these rights to fine those in violation of our requirements.

Craig Clyde reported for Vaunie Clyde - Chance with DWR said that our Chipping Day this year will be on July 12th-13th and Sept 15th-16th. Please have your stuff out on your property line by July 12th. Make sure it is logs and wood and face them on the edge of your property for ease of chipping.

Todd Billings went over where to find the Firewise volunteer work tracker on the website. Vaunie Clyde will submit this to the County and we get free chipping and also possible discounts on your homeowners' insurance. Membership discussed if we should mandate no fires for this year but determine that each homeowner can best manage this for their own property and use caution due to it being such a High Fire Danger year.

ACTION TAKEN: WPPOA to place a sign that this is a High Fire Danger on the gate. (Negated for this year due to the statewide fire bans) Still a possibility in the future.

WPPOA will have additional Dumpster for Membership to use and it will be delivered will be June 18th for two weeks. Please do not put any hazardous waste, tires, oil, paint, etc.

Pond Clean Up Day will be held June 26th 9AM and then around 10:30-11:00 we will drive up to look at the Black Canyon Cedar Creek and look at the ditches.

There are many jobs available for volunteers so please look at these jobs and see if there is anything you can help with. Please review and sign up!

Max Nichols went over the costs of the pond. It is 100% complete we just need water. There are frisbee golf cages that have been setup in the common pond area so please go and use them!

David Eicher went over weed control for our community. He read the requirements by the State of Utah for weed control. Please maintain your properties and take care of any weeds you have on your property. He went over pictures and the types of weeds that we have in our community that we need everyone to be aware of and remove. You can dig them up or spray them. Please police the areas around your properties especially during such a high construction time in our community. If you have any questions about weeds, please go to the website and email info@wppoa.net and he can come and help you identify the weeds.

Max Nichols makes motion to increase the WPPOA Board members to 7 and as high as 9 with the approval of the membership.

VOTE TAKEN: Membership approves the WPPOA Board can increase the Board members to 7 and go up to 9 – if needed.

Max Nichols makes motion to close the meeting. Carl Noel second the motion.

WPPOA Meeting adjourned at 1:15pm.