

WPPOA Board Meeting Minutes February 6, 2021

WPPOA Board members present: Max Nichols Susan Kearney, Stephanie Nichols, Vaunie Clyde, Mike Wagner, not in attendance Carl Noel.

Also, in attendance from the Water Board: Sean Kearney, Todd Billings, Dave Eicher, and Tracey Nielsen.

Association members in attendance: Gary and Sonja Clawson, Joe Nielsen, and Richard Smith.

The POA Board Meeting was called to order by Susan Kearney at 11:15AM.

Discussed Stephanie Nichols's departure and handing over the responsibility of Quick Books and the book keeping. The Board asked Sean Kearney to speak with Gin Kondroski again about taking on the books for the Water Company and the WPPOA. We want one person to take care of both. Quick Books has an online product that we can purchase for a monthly fee for so many users.

ACTION ITEM: Stephanie Nichols will look into the costs and what it will entail to get the online Quickbooks up and running.

Went over the Architectural committee processes and procedures. Listened to one of our association member's experience about getting their house plans and exterior approved. We discussed updating these specific requirements based on their feedback and how we can make our process and requirements much clearer and lay them out on the website and explain more clearly what is and isn't acceptable.

ACTION ITEM: Dave Eicher, Todd Billings, Sean Kearney will get together to rewrite the Architectural community requirements.

Todd Billings spoke about updating our website so there is a search engine in the website so that people can search building requirements, etc. He is putting together pricing and we will review it.

A vote of thanks was given to Carl Noel for his years of service to the WPPOA as a member and Board President.

ACTION ITEM: Stephanie Nichols proposes that Richard Smith and Sean Kearney take WPPOA Board positions and Vaunie Clyde seconded the motion.

VOTE TAKEN: WPPOA Board voted Richard Smith and Sean Kearney in as members of the WPPOA Board until the Annual Board Meeting. Sean Kearney will replace Carl Noel's position and Richard Smith is a new Board member.

Mike Wagner proposes the motion that Sean Kearney and Max Nichols act as Co-WPPOA President's to take over responsibilities of Carl Noel until the Annual Board Meeting. Vaunie Wagner seconded the motion.

VOTE TAKEN: WPPOA Board voted Sean Kearney and Max Nichols as co-WPPOA Board Presidents until the Annual WPPOA meeting.

Jason Williams, Kyson Koop's homes were approved and should/have started building.

ACTION ITEM: Max Nichols will take charge of the Cedar Creek Black Canyon Irrigation Company clean up during the spring/summer and will work with the Forest Service to get a new culvert placed under the road that they removed.

June 26th will be the Black Canyon Ditch cleanup day. It will be posted on the website.

ACTION ITEM: Mike Wagner will reach out to the AUB to see if they can help.

ACTION ITEM: Vaunie Clyde will coordinate for the chipping day this year.

ACTION ITEM: Mike Wagner will research other gate providers that can service our gates in the community and see if there is someone closer.

Discussed many options for the South Gate. Mike Wagner will reach out to his various connections and see what options we have. The bid we received from Buchanan was high. We want to look at other options and then revisit the topic when we have other options.

We will call and reserve a dumpster for a community clean up that is here for a month for people to use to de-junk their houses and lots from June 19th – July 19th.

Annual meeting will be June 5, 2021. We may use the Senior Center again – Kearney's will check to see if this is available again for both meetings.

ROADS – We would like to get a couple of loads of gravel. Vaunie Clyde proposes that we get up to 9 loads of gravel, Richard Smith seconds the motion.

VOTE TAKEN: WPPOA Board approves up to 9 loads of gravel.

We will not do work on culverts this year. We will do this work next year.

ACTION ITEM: Sean Kearney will put a list of jobs together and get it over to Todd upload it to our Facebook page and Website asking for volunteers and in the annual mailing we will let them know where to go sign up to volunteer. If we do not get volunteers, there will be a vote at the Annual Association Meeting to raise the community dues and hire someone to take care of many of the community duties.

POND – We would like to check into spraying weeds around the pond and for the pond to control the growth of the weeds and grasses in the pond.

ACTION ITEM: Sean Kearney will check into spraying the weeds and what we can use that will be Eco friendly.

ACTION ITEM: Max Nichols and Todd Billings will get a new bid for seeding around the pond.

WPPOA Meeting was adjourned at 12:50PM.