

WPPOA Board Meeting Minutes September 18, 2021

Meeting called to order at 12:00 pm

WPPOA Board members present: Max Nichols, Susan Kearney, Richard Smith, Vaunie Clyde, David Eicher for Todd Billings. Mike Wagner and Stephanie Nichols were not in attendance.

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

Association members in attendance: Steve and Jerilee Stocking.

First order of business was to accept resignations of Max and Stephanie Nichols and Todd Billings. Vaunie nominated Richard Smith as president, 2nd by Max, all concurred.

Roads: Conditions and budget were discussed. The fact that we have “enter at your own risk” signs works in our favor to reduce liability.

1. Create a volunteer committee to plow the roads in the winter, hire someone, create company to decrease liability to WPPOA.
2. Increase budget or pay \$100 an hour

Action Item:

Richard will contact an attorney he knows to clarify WPPOA liability before making decision
Susan will send copy of current liability insurance to Richard

Architectural Committee: Mike wasn't present to give an update. Thirteen homes are in some state of construction. Todd created a chart on the progress of current structures being built. Two are completed, one delayed, one discontinued, one getting approval, eight still in progress. Some delays are due to Covid and not being able to get product. Buyers need to be aware of and familiar with governing documents and sign off that they are before gate access and water is provided.

Action Item:

Reassess completion timeframes on those still in progress and confirm and set in motion enforcement and procedures of those in violation of governing docs

Put together a package for buyer to sign off on knowledge of governing docs at time of sale closure

Black Canyon Maintenance: Ditches are overgrown and need clearing

Pond: Discussion of using domestic water for pond. Excess of water that goes on the ground from the water tank be rerouted to the pond; Black Canyon water is for pond only.

Max received quote to spray pond for weeds which is \$200 to \$300 per treatment and we will need about three treatments. Motion to move forward with treatments before winter by Vaunie, 2nd by Max, all concurred.

Discussion regarding an aeration system for pond and how to power the system. We will need to research systems and decide how we want to do this and how much we want to spend.

Action Items:

Max will contact and set up time to treat pond weeds
Research aeration system

Debt Collections: Going well, Todd sent out notices and all but two paid their dues. Lot #174 and lot #228 have been in arrears for years. Discussion on how to deal with this by liens or foreclosure.

Action Item:

Richard will consult attorney for best solution and what we can do legally

Additional Fire Hydrants: Max was approached by Cardwell's who live outside of the gated community but are on our water system, to place a fire hydrant close to their property as well as the tank and lower well. They offered to help pay the cost. Matter was tabled.

Community Improvements: Weed control, painting the gate and the parcel shed were discussed. The parcel shed has been painted.

Alan Hardy offered to paint the gate. Motion to let Alan take the gate and paint it by Max, 2nd by Dave, all concurred.

Property owners are responsible to maintain their property and control noxious weeds as per governing documents. If owners do not comply, Board will notify owner that they have 30 days in which to comply or POA will hire to have it done and bill the property owner.

Lot Violations: Compliance Committee, Junk and Abandoned vehicles, Enforcement and Penalties were items listed. Tabled until next meeting.

Action Item:

Richard Smith will contact attorney to verify what we can and cannot do

Recycling Options: Trent Hannah provided information for recycling. It will cost \$12 per subscription and they will distribute a certain number of 13 gallon bags per month. Board decided not to participate as an association, but will provide information to members if they wish to participate individually. The hospital will take cans.

Action Item:

Sean will put information on facebook

Financial review completed. Accounts in arrears have been cleared except for two lots. Sean offered to take over Quick Books from Todd for 30 days until such time a permanent solution is made. Motion by Vaunie for Sean to do books for 30 days, 2nd by Dave, all concurred

Action Item:

Sean and Susan will meet with Todd to keep books up-to-date

Camping over the winter was discussed. By-laws state that unless property owner is actively building a residence camping is allowed on owner's property from April 1st through October 31st and RV must be removed at that time.

Barking Dogs was discussed but no resolution presented

Action Items:

Susan will write letters to property owners with RV's on property to have them removed by 10/31

Meeting Adjourned 1:10 pm