

SILVERHEELS RANCH OWNERS ASSOCIATION
Board of Directors Meeting - July 17, 2021
By Conference Call
Meeting Minutes

Welcome to all – Jackie welcomed everyone to the meeting. Attending by phone were Board Members Jackie Burghardt, Rob White, Mike Peterson, Laura Biewick and Mary Manka. Also attending were SROA members Lesley and Ed Hall.

Call to Order – Jackie called the meeting to order at 9:04 a.m.

Approval of Minutes of June 26, 2021 phone conference meeting - The minutes from the previous meeting were approved as written.

Treasurer's Report - Mike presented the BOD report, noting there was no income and one expense of \$31.16 for GoDaddy.com renewal of the Silverheels.org domain name.

Board discussion on 2021-2022 Proposed Budget - The board discussed the YTD budget and compared the approved 2020-21 budgeted item to the accrued expenses to date and agreed upon some changes to anticipated expenses for the next year. Mike will compile and send out the new proposed budget for everyone to review before the annual meeting.

One item everyone decided we should spend money on this year in the Port-o-let at the pond.

ACC Report – No one from the ACC was in attendance. Mike reported he had received an ACC application through the mail that he forwarded to the ACC for a request to add a shed on Lot 6.

122 Skid Court update – The Board had an informal phone conference to discuss and approve a plan to get this project back on track. Having done so, there was a joint phone conference between the Board and the ACC to let them know the Board decided it could not go back and change the approvals of a previous ACC, therefore it found that there were no covenant violations outstanding. Members of the ACC did not agree with this decision. There has been no response to the Cease & Desist letter sent to the owners. Rob will reach out to the owners and report back to the board.

Maintenance Report – Mike reported that he did not speak to Alan Pederson before this meeting and had nothing to report. Mike reported he had communicated with Patrick Buckley regarding weed spraying. Mike also spoke with Dave Slubowski who volunteered to get the backpack sprayer and help with spraying the weeds at the augmentation pond.

The board will give a Thank you to Tyler Pontius for painting entrance signs at the annual meeting.

Roads Committee Report – Laura reported she got no response to the emails sent to the BOCC on 7/9 and will be sending another one next week. She is also looking into issues with LIDs and will gather more information on that possibility for getting our roads addressed.

Unfinished Business

Short Term Rentals notice to membership – Jackie has created an updated version of the notice to the membership and Mike will send it to the membership later today.

New Business

Update on insurance coverage – Mike reported that he had received a quote from Arrow Insurance for D & O Insurance for the board and the quote was \$1,866/year for \$1,000,000 coverage. Everyone agreed that we should go ahead and get the insurance. Mike will contact the agency on Monday.

Amend Covenants - A continued effort to amend the covenants will be raised at the annual meeting which will include opportunity for community input and encouragement of membership to identify issues, clarify them, simplify some of the language and then send out to vote. While not all of our members will agree with all of the covenants, it is necessary for us to try again. At the Annual Meeting we plan to provide information why it is necessary for the Association to update these amendments and consequences to our Association if we do not.

Annual Meeting September 11,2021 – Jackie will contact SPT about catering Breakfast.

Notice to go out no later than August 11 to include the following items:

- Include Proxy
- Include Agenda
- Include Letter announcing meeting and location.
- Include bios of candidates
- ...Announcement for volunteers to arrive at 8:30 a.m.

The following items will be presented at the Annual Meeting

- President's report of board activities last year
- Each committee prepare report of activity last year
- ACC, Roads, Maintenance, Amended Covenants

Adjournment - The meeting was adjourned at 11:12 a.m.

Next Meeting – Annual Meeting, September 11, 2021