

SILVERHEELS RANCH OWNERS ASSOCIATION
Board of Directors Meeting Minutes
April 30, 2022, 9:00 a.m. Via Zoom

Call to Order: The Zoom meeting was called to order at 9:04 a.m. by Board President Jackie Burghardt. In attendance by Zoom were Rob White, Mike Peterson, Kylie Pontius, Dave Wissel and alternate board member Zach Loos.

Approval of Minutes of February 19, 2022 meeting: The minutes of the previous meeting were approved as written.

Approval of Minutes of December 4, 2021 Executive Session: The minutes of the 12-4-21 meeting were approved as written.

Treasurer's Report: Mike presented the Treasurer's Report stating the new balance in the Checking account is \$14,361.33 after receiving \$687.55 in Annual dues and total expenses of \$186.44 made up of two payments totaling \$14.94 to Dreamhost for website hosting and \$162.50 to the Attorney for services rendered in February.

The Budget and YTD report breaks down the Annual dues received to \$658.00 in 2022 dues and \$29.55 in past due interest. Expenses are all on budget, with the exception of Attorney expenses.

Mike reported there are only 4 unpaid lots remaining for a total of \$935.78. These 4 lots are made up of 3 lots with just 2022 dues unpaid and Lot 17-18 which owes \$666.98 dues and interest for 2019 thru 2022. A lien was filed on the property in December 2021 for \$435.32 which includes the filing fees. Jackie suggested that we should make personal contact with all of these property owners. Mike will contact all these owners.

Committee Reports

ACC Report – ACC Projects Update/Ayers submittal for wedding venue. The board discussed the project update provided by the ACC. Mike voiced concern regarding the information the ACC compiled on STRs being a duplication of efforts and not the information not being shared with the board by Jackie, who stated she was not comfortable sharing the report as it was not hers to share. It was also noted that Lot 19 Beatty's Lot was red-tagged by the County for non-compliance with the camping regulations. The proposed wedding venue on Ayers Lot 93 was discussed with the information on the ACC report stating the County told them NO business operation is allowed in the residential zone.

Maintenance Report – Mike reported that he spoke with Alan Pederson and he has been picking up trash around the subdivision, commenting there were people using the hand pump well, and the driveway at Lot 19 at the pond is causing erosion. Mike suggested that we consider the maintenance of the roads leading to the pond since the County no longer considers them part of the roads system they maintain, and the SROA is likely responsible for maintenance. Mike and Rob will work toward review of this roads issue and the culvert on Little Baldy Drive that accessed the old dump site. The discussion expanded to concerns with the driveway culverts that are causing drainage issues on the roads and getting involved with the county to get these issues addressed. Kylie will talk with Laura on the Roads committee and work on the issue.

Newsletter – Kylie stated the next newsletter is planned for July. Jackie suggested topics on camping, short term rentals and businesses in a residential neighborhood.

Roads Committee Report – Rob talked about the culvert at the old dump site and the work he had done to maintain it but it needs more work. Mike and Rob will work on that together with the roads at the ponds.

SNACC – Update on recent Zoom meeting, current status – Kylie reported the last meeting went well, but the work is going slow. The next meeting will be in 3 weeks instead of 2 due to conflicting schedules. More information should be shared with the entire community as we move forward to getting the best document done.

Website – Jackie asked about the Directory update, asking when it will be done. Mike reported that we had just done one in March. Kylie suggested that we do another as we have received quite a few updates and corrections. It was also suggested that we get the word out that people can voluntarily join in on the directory and make that information more prominent on the website. Kylie reported that we have totally moved from Go Daddy and Mike will be looking into getting any refunds that we can.

Unfinished Business

Short Term Rentals update – Jackie commented on the Ayers Lot 93 application to the county on their STR and their landscaping plans for a wedding venue. The County reported back they cannot have a wedding venue in a residential neighborhood. They are restricted to a total of 8 guests at their STR. It was also reported the property is an illegal duplex as it has a second kitchen. They will need to remove the second kitchen before they can get an STR license. Jackie will share the information she got from Inga. The Board discussed the potential impacts to the community including impacts to water and septic, increased trash issues, impact to roads and others. Dave commented that he had heard there were issues with inspections required for licensing by the Fire Department and the County requiring septic inspections and that was slowing down the licensing process.

It was suggested that we send out an email regarding the STR issues to the members again, asking for emergency contact information and highlighting the issues that are most affecting our neighborhood. Jackie and Rob will reach out by phone to all the identified STRs to discuss the issues in addition to an email sent to all property owners.

New Business

Better communication with ACC, SNACC or anyone that may have an interest in a question or issue that arises to the Board– Jackie commented that we need to do a better job with communicating with each other, the committees and the community when an issue arises and phone calls are a good way to communicate. One of the issues was the Matthews operating a wood cutting business selling firewood in our residential community that was brought to our attention back in October, but we did not address it. The board discussed the potential impact from big trucks bringing in loads and impacting our roads. Kylie mentioned that she heard the same thing was happening on Lumber Jack Rd as well. Jackie stated that these are not covenant violations and we cannot do anything but encourage the people complaining to file a complaint with the County.

Email received from NWFPD – Jackie reported we received an email from Fire Captain James Essell asking to be a speaker at our next annual meeting. It was agreed that we should invite him to attend and speak to the membership.

Adjournment - The meeting was adjourned at 10:45 a.m.

Next Meeting – The next meeting will be held on May 28th at 9:00 a.m.