

SILVERHEELS RANCH OWNERS ASSOCIATION
Board of Directors Meeting
May 28, 2022, 9:00 am Via Zoom

Call to Order: The Zoom meeting was called to order at 9:06 a.m. by Board President Jackie Burghardt. In attendance by Zoom were Rob White, Mike Peterson and Kylie Pontius.

Approval of Minutes of April 30, 2022 meeting: Minutes were approved as written

Treasurer's Report: Mike reported \$1,300.00 in expenses including the first Fish Stocking by Liley Fisheries and the quarterly \$300.00 payment to Alan Pederson for Maintenance. Income received was \$89.60 in dues and late fees from Chad League and Brittany Boyce Lot 111.

Budget and YTD report: The YTD Report shows we are nearing 100% in Annual Dues collected.

Unpaid lots – were phone calls made? Mike reported that he did make phone calls to all three lots he had phone numbers for and sent an email to Alan Walker. Mike reported that Walker, Lot 117 paid dues were received Saturday morning and will be reported at the next meeting, leaving only 2 lots remaining on the unpaid lots list.

Committee Reports

ACC Report – ACC Projects Update. ACC Project Update report was reviewed and discussed.

Maintenance Report – No Maintenance Report was presented.

Newsletter- Kylie reported the next newsletter will be sent in July and she will be soliciting articles at our next meeting.

Roads Committee Report – Rob reported the county pulled the ditch on Little Baldy Road and the culvert by dump station has not been addressed. Mike was at the pond on May 26th and reported the only real issue is the Beatty Lot 19 needs to install their culvert and that will solve the washout issue the road is having now. Mike will contact the person who did his culvert to get his input on projected costs. It was discussed that maybe we could remove the culvert since it is not being used. Mike asked if we could ask the County to pick up the pieces of mangled culverts scattered around the subdivision. Kylie will look into that. Kylie has done some work toward looking at all the culvert issues in the neighborhood and will share that information with the board.

SNACC -- Update on recent Zoom meeting, current status – Kylie reported the committee is moving along and working toward completion. The committee is still working on the ACC section, but it is moving slow.

Website – Directory update? Jackie suggested that we resend the directory after receiving the changes from the last update. Mike reported the last update was sent on 3/8/22. Kylie suggested that we send an email to the entire membership about the directory and encourage more participation. Mike wanted to be sure everyone knows the directory is voluntary only, and should not be used for any personal or political purposes. Kylie suggested that we revise the directory application form on the website and send it out to everyone. Discussion continued with the concept of contacting everyone that we will create a directory with everyone's information and asking if they want to exclude any information or opt out of it entirely. Kylie will work on this project and get back to us.

Google Drive Storage – Kylie reported that we are likely to need to purchase more Google drive storage in the near future as all of our website data and board and SNACC meeting recordings are taking up a lot of storage. She reported it is not very expensive and will let us know.

Unfinished Business

Short Term Rentals —Jackie went over the chronology of recent communications with the County and Inga Hanks from the ACC on all STRs identified in the subdivision. Jackie contacted the county for an update and was not able to get any new information and reported the person that was doing the work has left for maternity leave. The recent fire at 487 Palmer Peak Drive just shows how important getting contact information and letting the owners know that we need them to provide emergency contact information to us.

Kylie reported contact from the Stephens Lot on Sawmill Lane and she will work on getting the information from them.

Rob has contacted 5 properties and he has received 2 responses. The board discussed the issue at length.

Mike will contact the owner of 487 Palmer Peak Drive about the fire and their short-term rental. Jackie suggested that we come up with a list of issues to communicate with the renters on what is not allowed in Silverheels, such as no fires, no discharge of firearms, no ATVs on county roads, etc. Jackie will work on getting that list put together and share it with the board.

New Business

Contact Capt. James Estle, NW Fire for annual meeting – Mike confirmed that he responded to the captain's email inviting him to our September 10th meeting and will do it again closer to the meeting.

Member Complaints re SROA, county violations: Operating commercial firewood business -

The board discussed what we can and cannot do regarding operating a business in the subdivision and let any complainants know the process of filing a citizen complain with the county for these issues, and the board file a complaint as well as contacting the violators with notice of the complaint and request that they cease any operation of a business.

Discussion of Board creating policy guidelines and violation fine structure/enforcement

The board discussed at length the issue of creating policy guidelines regarding violation fines and enforcement for owners that are not conforming to the covenants. Jackie requested that all board members review the documents provided by the attorneys regarding new policies on violations and enforcement guideline and get back to Jackie with their comments in the next two weeks.

NWFPD Request to use ponds for dipping water for wildfire fighting – Mike reported he was contacted by the NWFPD to ask permission to use both of our ponds as helicopter dipping water from them for future wildfire suppression. Everyone agreed that would be a good idea and Mike will let the NWFPD know they are approved to use both ponds.

Adjournment – The meeting was adjourned at 10:46 a.m.

Next Meeting – June 18th at 9:00 a.m. via Zoom.