



## **SROA 2022 Annual Meeting Minutes**

South Park High School Multi-Purpose Room

September 10, 2022

**Call to Order:** The meeting was called to order by Board President Jackie Burghardt. The current Board of Directors introduced themselves to the membership and Secretary/Treasurer Mike Peterson reported a quorum was present with 52 lots represented in person and 55 lots by proxy for a total 107 properties represented. There were 63 people in attendance.

**Guest Speaker:** Captain James Estle from NorthWest Fire gave an informative presentation regarding fire safety, including the importance of property mitigation and keeping aware of any current fire bans, especially for STR owners to keep their visitors informed. 48% of all emergency calls were related to STR's, including fire and medical.

The 2021 Annual Meeting Minutes were approved as written.

**President's Report:** President Jackie Burghardt thanked Kylie Pontius for all her work on the website, and also thanked Patrick Buckley for his volunteer work on the fight against the Canada Thistle growing in our subdivision.

**Vice President Report:** Rob White spoke positively about living in Silverheels along with the ups and downs of living with our local wildlife. Rob shared great support for the SNACC efforts. The roads continue to be an issue. The roads committee will provide more detailed information.

**Treasurer Report on 2021-22 Budget and Balance Sheet:** Treasurer Mike Peterson presented a review of the prior year's income and expenses. Mike reported the overall expenses were 8.2% lower than budgeted. The expenses for Office Supplies, Newsletter printing, Website and Portalet rental for the pond were all less than budgeted, while the attorney fees were greater than budgeted, but an overall reduction in expenses than budgeted.

Mike reported an increase in budgeted Income by 6.6%, mainly due to the collection of past due and penalties. All lot dues have been paid. Mike reported the total Equity for the Association was \$27,451.68, as compared to the 2021 balance of \$22803.58

### **SROA Committee Reports**

**Architectural Control Committee:** The ACC removed the Guidelines from the website and replaced with a FAQ section. Inga Hanks resigned and was replaced with Jeff Togie.

**SNACC:** Jim Burghardt reported on the continued work on the proposed new covenants. The meeting minutes and blast summaries are all available on the website. The recordings are also available on request.

**Maintenance Committee:** Alan has continued to patrol the neighborhood on a weekly basis and pick up trash along the roads. He also releases the water from the augmentation pond each fall to meet our water augmentation plan.

**Roads Committee:** Kylie Pontius reported for the roads committee including herself, Laura Biewick, and Mary Manka. There are many culverts in the subdivision that are in need of attention. A closed culvert only contributes to the poor runoff and further deterioration of our roads. A reminder that the maintenance of culverts is top to the lot owner, not Road and Bridge. The problems with the county continues to be a shortage of staff and money to really do the work on the roads that are needed. They currently don't have a snowplow driver for our area this winter. The committee encouraged all members to attend the BOCC meetings and support and increase in budget for Road and Bridge.

**Website & Email Communications:** Kylie Pontius reported a new website design and a new form of email communications. Both more efficient and less costly than previous sites.

**Newsletter:** The Board thanked all the contributors for the many articles and photos shared to create the 3 Newsletters so far this year. There will be one more shared this year, the Winter Newsletter.

**Member Question/Discussion Re: Short Term Rentals, Camping:** Jackie Burghardt began the discussion reporting on limited complaints regarding STRs. The county has a website for complaints: STR@parkco.us Charlie Schultz expressed concern that the county will not enforce the rules. Bonnie Herman suggested forming a STR Committee. There was a suggestion to form another committee to handle camping issues in the community. On an unrelated issue, Susan Barden sent "kudos" to the ACC.

**New Business:** Question: Shall the SROA change the date of its annual meeting from the *second* Saturday in September (Bylaws 3.4) to the *third* Saturday in September beginning in 2023? This did not pass the vote.

**Board Election:** Kylie Pontius explained the process and announced the tellers.

Nomination of Candidates for Election of Board of Directors (2)

Jackie Burghardt, Rob White, Lane Mathison, Lesley Hall

Nominations from the Floor

**Results:** Lane Mathison and Lesley Hall

Nomination of Candidates for Board Alternate (1)

Anne Erdle, Mary Manka

Nominations from the Floor

**Results:** Ann Erdle

**Meeting Adjourned 11:45**