



BOARD OF DIRECTOR MEETING AGENDA

September 18, 2021 8:00 AM

Lot 219 Duck Creek, Utah

CALL TO ORDER: Sheri called the meeting to order at 8:10 am

ATTENDING MEMBERS: Sheri DeMott, Lynn Larson, Leo Basch, Jared Alvey, Carol Larson with Donna Mooers and Rosann Krausch, on zoom from Las Vegas.

DETERMINATION OF QUORUM: Yes

Sheri will ask Board and ARCOM members to say a little about themselves and what they do during the annual meeting.

OLD BUSINESS:

Donna asked if there was a way to have copies for handouts at the meeting. Lynn/Sheri would check at the Fire Department.

Donna reported dues coming in with no complaints about the dues increase. Checking account with some due's payments in, has twelve thousand plus.

Roads:

Lynn reported for Rosann. Rosann meet with Bert Harris two years ago. At the time Mr. Harris was and still is in charge of the roads. Lynn will review the report at the annual meeting.

Sheri explained, per Zack Hascall, every lot is being assessed a fee of \$100 on this years' tax roll. Dust control will be applied Spring, early Summer 2022 based on snow melt and applications to the rest of the mountain. Nothing else needs to be done by DCROA unless someone wants to help. It is still undetermined as to which company and what compound will be used.

Leo mentioned at \$100 per lot the county will be paying almost the same amount as we have in the past.

Donna added we also paid for the trucks and water placed on the roads prior to the laying of the Mag Chloride. The county will probably not have those expenses.

Leo suggested there will probably be a question regarding the increase in dues in relationship to the fact we will not have the cost for dust abatement beginning next year. He will point out our cash reserve is down to nearly two thousand dollars and it needs to be built up. The Board has determined to set an amount of at least one hundred thousand dollars in cash reserves.

That is in addition to our CD's which are long term investments, money that can be used for capital expenditures. We would not use the CDs for operating expenses. To the question, why don't we lower the dues since we no longer have the expense of dust abatement? Leo will explain we need to build up our cash reserves that have consistently been dwindling. We have had a deficit for over a year, two years or more.

In answer to the question where did the money go? Leo will review dues history which shows dues with the exception of the past four years being \$140.00 per lot since 1999. We have had a deficit of approximately eleven to twelve thousand dollars per year for the last four years: income versus expenses. Due's income is about \$36,000.00 per year. That has remained constant except for a three-year period with dues not increasing.

Management expenses including the Secretary salary, paper, ink, taxes, insurance, runs roughly \$18,000.00 per year. When looking at the over all expenses versus the dues collected, we are running with about an \$8,000.00 deficit every year.

Donna added the Board has several times tried to raise dues with members voting against it. This is the first-time dues are being raised without member approval.

Since the association was in an emergency situation, with less then \$2000.00 in reserve, we had to raise dues. We could not pay taxes; Secretary salary is presently a few months behind.

Right now, our expenses out pace our income, even with the increase of \$25.00 per lot, per year, that does not close the gap. The one thing that will help close the gap is that next year (2022) we will not have the expense of dust abatement. An expense we can bank.

Donna added the State of Utah thus far has not required a reserve study. If they do, then the HOA will be required to have a study done and then meet the requirements of that study. That could put us in a position where we have to do an immediate special assessment for all members, which could be expensive.

Lot 113

Sheri brought up the fact that lot 113 is being used by ATV's, construction trucks, vehicles. Questioned whether we should fence the lot or a simple post and chain to prevent damage.

Web site update:

Lynn is always working to improve the web.

Bylaws, CC&R rewrite update:

The new Articles of Incorporation are done. Members will get a copy of them along with a ballot. Members will vote to approve or not. Approval will have the Attorney filing them with the state. Non-approval, we are back to the beginning. Most changes are minor: typo's, misspellings, corrections in wording, address/phone number of registered agent. Members can use their old copy, or the copy on the web to compare page by page. There are 4 pages.

Katy Orr, Monica Evans, and Rosann have joined the rewrite committee, headed by Donna. Next up will be the Bylaws. They are lengthy and will require a different process to get through them timely and then for member input/vote.

Lot clearing update:

No updates.

NEW BUSINESS:

Items to be mentioned at the annual meeting: dogs running at large. Snow removal done as plows are available. Plows are privately owned. They get to areas as soon as they can.

Discussion: Club House

Storage of old files that need to be kept but are rarely accessed need a permanent home. A clubhouse could be used for that purpose along with meetings, member gatherings. A basic structure would run estimate \$200 to \$250,000 to build. Leo suggested looking at a long-term plan, five-to-10-years. The possible uses are endless: HOA meetings, renting the building to members for private parties, having garage sales, BBQ's, our annual party.

We could rent a storage shed but then we are paying out with no other option.

Getting member buy in is critical. A long-term plan helps keep everyone on track, gives the HOA direction, encourages member involvement.

Board meetings are held 4 times a year, one the morning of the annual meeting. One annual meeting is held each year.

Lynn added envisioning a committee of not only a future plan(s) but also a group for lot clearing, Fire Wise, drainage issues, basic road issues, member annual event.

ADJOURNMENT:

Sheri adjourned the meeting at 9:12 AM