

Annual Meeting Minutes 5-12-26

- Board attendees: Mark Burton-Adams. Mike Anderson, Lisa Westover, Jay Peppinger, Stacey Wood
- 37 lot owners were represented

1. Budget

- a. Review budget. Discussed percentages of budget use, read letter from outside CPA discussing the health of the HOA budget, cost increases for infrastructure, long term planning, miscellaneous costs, and comparison from past years.
 - i. Question – why don't we sell HOA owned lots? Answer – They are not buildable or accessible lots. However, the board will take that question under advisement.
 - ii. Question – Did we get a refund for the clean up of wood on the lots that was not burned or taken away. Answer - The bid was for cutting the wood and then burning if allowed. The county did not allow the burn last year. Therefore, there was nothing in the bid that should have been refunded.
- b. Review of the reserve budget, discussed the reserve and why we need to build it up and presented long term planning for future need of infrastructure projects such as well replacement, Water metering upgrades, water tank, etc.

2. Projects

- a. Roads / culverts
 - i. Repairs – Discussed the current road project being Senica, found a total of 9 culverts that were cleaned out and placed appropriately. Costs were higher as much more material was needed than anticipated. Also, extra damage was caused by people driving on roads this mild winter.
 1. Question – What roads are scheduled next and will River RD be part of that. Answer – We don't own River Road, but we are going to have some work done at the top. The other road we are looking at is Eagle way and portions of Sunrise.
 2. Question – Could we put a gate system in to keep folks from driving the areas that should not be traveled in cars in the winter. Answer- the board has considered this and is still reviewing options.
 3. Question – Do we get multiple bids from vendors for infrastructure repairs? Answer – Yes, we get multiple bids to make sure we are being fiscally responsible. However, it is difficult to get some contractor bids because of our location and size.
 4. Statement – People driving 4 wheelers and side by sides are tearing up roads. Asked that we are all good neighbors and that we watch our guests and contractors. Asked to talk to your neighbors if you see bad behavior.
 5. Statement – Asked that people make sure they are not cutting corners or driving in drainage ditches or hitting rocks that line drainage ditches.
 - ii. Culverts – Discussed that it is the homeowners responsibility to clean any culverts on their property and to help keep water flowing.

- b. Community Cleanup Workday – Announced it will be on June 27, 2026. Main dish will be provided, asked if members could bring side dishes or desserts.

3. Items of interest

- a. Fire Prevention and Evacuation plan
 - i. HB 48 discussed how homeowners need to clean out their property. A fee will be assessed if defensible space is not created. This bill may also affect the ability to get homeowners insurance especially for the fire aspect. The county will be creating a process for assessing your property and giving the owner info on how to bring the property up to county established standards.
 - ii. Question – Are there plans to move forward in an evacuation route through Beaver Springs? Answer - Yes, however, we are waiting for the attorney in Beaver Springs to write things up and define the parameters. Also, evac direction signs would need to be developed to help us to know how to get out of Beaver Springs.
- b. Insurance concerns - some people have had their insurance canceled due to the distance to the nearest fire station. The hope is that HB 48 may help with this situation.
- c. Unmanaged Dogs – Call animal control over and over on nuisance animals.
- d. ATV use – Watch your family, friends and guests. Talk to your neighbors if needed
- e. Personal information – the board policy is to not give out any phone, address or email info to anyone. The only people that have access to this info are the board members
- f. Water Use
 - i. Question: can we have lawns? Answer – Yes, you can have a lawn, but if water is tight, you will be asked to not use water for outside use. Please read the Bylaws
- g. Aspen Acres Gate controlled
 - i. Aspen Acres controls the main gate and the main access road. Aspen Acres is responsible for any road repairs. It is unknown what Aspen Acres road repair plans are.
 - ii. Aspen Acres controlled the winter gate last year which caused some concerns. The board will try to work with Aspen Acres board to address the past issues and come up with a new process.

4. Board members Elections – 3 positions

- a. Candidate's introductions
 - i. Stacey Wood
 - ii. Lisa Westover
 - iii. Mike Anderson
 - iv. Lezlie Jones
- b. Voting
 - i. Ballots were handed out with lot numbers listed on each ballot upon sign in.
 - ii. Ballots were cast and were counted by HOA members.
 - iii. Results were: Stacey Wood, Lisa Westover and Mike Anderson were all reelected.

5. Meeting Adjourned

- a. Adjournment proposed and seconded.