

High Sierra Meadows Homeowners Association Board of Directors Meeting Meeting Minutes

Tuesday November 12, 2019 at 7:00 pm via Teleconference

Conference call number 1-605-313-4829, access code 618478#

Richard St. Marie called the meeting to order at 7:01 pm

Board members present were:

Richard St. Marie (President)

Rick Edgeworth (Vice President)

Mike Compton (Treasurer)

Hannah Moren (Secretary)

Michael Favagrossa (At-Large Member)

Guests present were:

Chuck Colegrove (Lot 87)

Bob Roberts (Lot 145)

1. **Approval of October 8, 2019 meeting minutes:** The minutes from the October 2019 meeting were approved as written. Motion made by Mike C., seconded by Hannah. All approved.
2. **Approval of October 2019 operating statement:** Approved as reported. Motion made by Richard S., seconded by Rick E. All approved.
3. **Water valve project:** The water committee has decided upon the design and parts brand. The next step is to purchase the parts. The potential issue is the different designs/main hookups. It seems that every possible design that was every made (copper, galvanized, PVC, etc.) which will result in having to have a large stockpile of parts on hand so that each main can be turned back on in a reasonable amount of time without having to run to a parts dept. The board talked about opening a corporate charge account at a supplies store so that people don't have to put out their own money. Richard will research which store best suites our needs. A pipe threader will also be needed. Richard will continue to research these items and discuss things with the water committee and the board as things progress.
4. **Wyrick update:** There is still no update. This item will be removed from future agendas unless new action/discussion needs to take place.
5. **Consideration of foreclosure on lots owing significant past due assessments & fines & late fees & accrued interest:** The board has the authority to move forward

with foreclosing on lots with past due monies owed. Some lots are 5 years in with no contact/action. Richard S. made a motion to start foreclosing on these lots beginning on or after January 1, 2020 to give these lots time to turn their situation around, seconded by Rick E. All approved.

6. **Review the 2019 Annual Report:** The report has been sent out and received by most. Mike did a fantastic job. If anyone has any questions, they can contact Mike C.
7. **Proposal from Mike Crofts (water diversion):** This will be tabled until the March meeting.
8. **Invest some funds into TCD:** There is currently around \$95,000 in the savings account. It's currently accruing one half of one tenth of a percent in interest. Mike will invest savings rates and will report back at the December meeting.
9. **Key replacement:** A recap of past information and the lock/key replacement was discussed. This item will be discussed at the annual meeting and see what the other lot owners think.
10. **Other old business:** Regarding the dog complaint: there appears to be no new issues/complaints.
Lot 31: There has been a complaint that this lot is not in compliance. A letter will be drafted and this will be followed up with at the December meeting.
Lot 93: Richard will draft a letter.
Generator: Mike asked is the old generator really needed? If not, the reserve study will be adjusted. The backup generator currently needs gas. We could use a propane generator to solve the problem as a backup. This would be much more cost effective. The board members and the water committee will put their brains together to make the best and most cost-effective decision moving forward.
11. **Any new business:** CID Statement from the attorney: some legal guidelines may need to be addressed and maybe revised based on state regulations changing in 2020. A date will be set to go over these things.
Front gate arch: It appears that nothing is moving forward so the board members will start inquiring about getting that replaced. This will be followed up with in December.
December agenda: Set election dates.
Back gate lock: Word has it that a realtor took the back gate lock. It has since been returned.
12. **Adjournment:** The meeting was adjourned at 8:45 pm.