

Wed March 30th,2022

Meeting called to order @ 6:35pm

Last board meeting notes from Aug 19,2021 were read out loud by Kelsey and approved.

Rob went over itemized sheet and budget for 2022 and no objections or questions

Financials Savings \$15001.95

Checking \$3,935.59 + HOA dues coming in \$9,500.00 = \$13,435.39

In attendance were Dave and Sandy Johnson, Mary and Lee Nelson, Greg and Gretchen Harldson, Barbara Wolfe, Gary Bryant, Ray Reher, Andy and Deena Wright, Bob Dunham and Julie Traverse, Wending Maring, Nathan Manes, Randy Rael and Lynn Craigo, and all board members including Joe Gaffney, Kelsey Reher, Rob Miller, Bill Welfelt, and Tina Suppes.

Purpose of the meeting:

- Annual Budget
- Vote for new board members
- Security/ Trespass prevention
- Aeration and water issues
- Spring clean up

Greg asked if Policy A (Reserve Fund) had been reviewed and reminded us that it is a requirement of the board to do that yearly. He also thought if we could use past reserve fund knowledge it would help create the common vision of the subdivision. Joe agreed, apologized, and suggested that the volunteer board would try to make progress on that. Greg suggested another committee and added that we need to manage the project in a first class manner (according to the bylaws in Article IV 2. (A) Board of Directors). The board will address that at the next meeting and anyone that is interested can get involved.

Reports for committees-none

Election of Directors- no new volunteers so Kelsey has agreed to stay on as Secretary and a structure of terms and re-election of board members would be discussed at the next meeting.

Old Business was discussed which tied into New Business

### **Pond**

The decision the board made in the Fall was to continue research on aeration. Joe described what the school class would do to help us make a decision about aeration. They would probe and use sensors for oxygen levels and do a series of tests over time to determine the health of the pond. This might take several months of research and possibly last throughout the Summer. Greg agreed that aerification was only a small part of the research.

Thing we are going to ask the research class:

- Look at how much the pond volumes
- Flow of the pond (how much is going in and how much is coming out)
- Nitrogen levels
- Oxygen levels
- How much muck is there
- What is in the pond
- What are problems with it
- What are solutions
- What are the consequences of the solutions
- What is the trajectory of where it's going

Joe said there might be documentation of a wildlife area? If this is true, it might limit the use of electrical mechanisms. How do we stay in a good ecology? Joe moved to approve the research and Tina approved.

### **Water**

Greg stopped and talked to the county to get more information and Tina said we have priority 1 water and we should be in good shape. Joe suggested investing in a water attorney. We need to clarify what our deeds are and what do they mean? Matt Miles might think that he has more priority than us and he wants us to join a corporation. Bill and Joe are going to go to a meeting next week to talk about the corporation and see what they want to negotiate.

## **Security**

The issue of security has come up because the number of people down the road might double with the new subdivision.

### Questions/Suggestions

Julie- Is brush by the standpipe a fire hazard? Joe agreed

Andy- Russian olive branches have done a good job to deter people

Greg- Say something to people you don't recognize. Ask them if they live here

Mary- How far back would we put the fence in? Joe answered 100 ft

Gretchen- Noticed people driving into the subdivision to go fishing in our ponds and to access the river

Lee- Put signs at the beginning of the road and Joe and Kelsey agreed

Mary- Maybe we should change the color of the signs?

Joe- We need to make the park noticeable that it is private

Ray and Joe will install T posts and fence over in the north west corner of the property during the cleanup.

Joe asked for other suggestions and street lamps were brought up. This would be very expensive and the alternative is to encourage people to put activated sensor lights up above their garages. Julie asked about the neighborhood watch signs and wanted to know more. Bill explained that we had a meeting years ago with the Sheriff's Dept and the solution was a phone networking call system and calling the Sheriff's dept directly. Kelsey explained that we used to have team captains for each block and the Sheriff representative went over ways to recognize problems and how to address them. Joe moved to approve action to secure materials along the property line during the clean up and Tina approved.

## **Spring clean up**

Discussion was opened up about projects needed during clean up.

### Questions/Suggestions

Lee- If we have time continue mowing brush

Sandy- Rake rocks back on the path

Randy- Remove lights over by pond #2

Mary- Will we seed Charlie's property?

Wendy- Can we have a picnic bbq?

We will:

- clear brush between path and river
- post signs
- burn and remove brush pile
- add fence
- finish up seeding of dryland pasture mix around Regan's and Charlie's property
- spread mulch as a group.

Joe motioned to approve the list of projects and clean up to be held April 23, 2022 and Kelsey approved.

When will we turn the water on? Perhaps during the clean up but TBD based on weather. Bill will let us know if he turns it on sooner.

Meeting adjourned at 8:10pm