**Board of Directors Meeting**

Wednesday July 17, 2024 – 6:00 PM

Via ZOOM

**Meeting Minutes (in Italics)**

**Called to Order:** *6:05 PM by Mark Wagner, President*

*Attendees: Mark Wagner, President; Michael Blankenship, Director; Judy Railsback, Director; John Beebe. Directors Les Kole and Kathy Rall along with Treasurer Paul Duggan were not in attendance.*

**Welcome/Introductions**:

Opening Remarks

*Mark; Thank you to Judy Railsback for volunteering to fill the current, vacant Board position. We all really appreciate it!!*

**Approval of the Agenda:**

*Mark does not yet have Storage Shed Cost Info under New Business. This topic will be tabled until the August Board meeting.*

**Approval of Minutes:**

* Approval of June 26, 2024 Board Meeting minutes

*Motion to Approve made by Michael, Judy seconded. The motion carries 3-0.*

* Approval of July 10/11, 2024 Special Meeting via Email

*Motion to approve made by Michael, seconded by Judy. The Motion carries 3-0.*

**Treasurer’s Report –** Paul Duggan

* Review and Approval of the July 17, 2024 Treasurer’s Report

*All assessments are paid current. $2049.00 budgeted Reserve Fund monies have been moved to savings. $23,000 moved to savings to earn interest. We will decide what to do with those funds prior to the end of the fiscal year (9/30/24). This is all due to being under budget on snowplowing and road maintenance due to the light winter.*

*Motion to Approve made by Judy, seconded by Michael. Motion carries 3-0.*

**Committee Reports**/**Board Reports**

1. Architectural Review Committee – Bill Swapp *Reported by John Beebe and Michael*. *Driveway* e*ntrance gate to Vicki Holmes’ lot and front fence was approved. Fence on Lot # 26 is on hold until a property line is established.*
2. Welcome Committee – Ellen Maxton *Reported by Mark, the committee will have a meeting on July 26th to plan for a visit to a new resident and the annual meeting.*
3. Road Maintenance Committee – Michael Blankenship *New signs have arrived. Limited distance signs have been put up to mirror the existing ones. When Mark returns to DVE the yellow lane lines will be painted on the bridge and touch up the yellow paint around the mailboxes. A 20-mph sign fixed to a tree located by lot #60 will be moved from the tree and reinstalled at a higher level for more visibility. We’ll need to do some more weed spraying on Elk Valley and some other areas on the roads. Some of the weeds originally looked like they might be dying from the first weed spraying but have come back to life and are really growing. We’ll try a hotter solution and a drenching spray.*
4. Annual Meeting August 3, 2024 – Mark Wagner
* Statements of Qualifications *Have received statements of qualifications from Les Kole and Mark Wagner for the two Board openings. Their names will be on the ballot. Mark did state that he will be evaluating his time commitment going forward but will stay on the Board for the time being. Mark will be visiting with other volunteers who have stepped forward to help the Board.*
* Owner Survey *Finalized the survey that will go to the owners with the annual meeting ballot. The Board decided to drop item #5 from the original draft.*
* Annual Meeting Packet Will Be Sent Via Email on July 20, 2024 to all Owners *Mark is ready to send the annual meeting on the 20th.*
1. Firewise – Les Kole
* Weed and Oak Brush Mitigation Report *We reviewed the mitigation update from Les and the list of lots that need weed and oak brush mitigation. It was decided to email both documents to the owners on Thursday 7/18/24. We will send it to all of the owners, not trying to single anyone out. Owners need to be cognizant of how important wildfire mitigation is. This topic will be discussed at the annual meeting and sending it might “stir up” some wildfire mitigation discussion. It was learned that Lot #78 fell out of contract because the prospective buyers could not obtain homeowners insurance from State Farm. Farmers would issue a policy but pine needles would have to be raked 75 feet from the home and the property would also have to be inspected. Insurance standards are going to change with pine needles and trees. This is serious. There have been three residents (that we know of) that have received cancellation notices from their insurance companies. The printed annual meeting packet that Mark prepares for the meeting will include this mitigation information.*
1. Calendar Review – Mark Wagner *Website hosting payment follow up was added to the month of May to ensure that our website continues to be available. We will not have the August 7th special meeting to elect officers, we will take this action at the regular August 21st Board meeting.*
2. Workdays – Mark Wagner *Les and Mark will be sealing the water tank pipe spouts. The culverts in front of lot #6 are clogged, likely with pine needles, pine cones and weed stuff.*

**Old Business**:

**New Business**:

1. Storage Shed Cost Info *Will be tabled until the August Board meeting when Mark has more information.*

**Discussion** – Open Forum *Nothing for discussion*

**Adjournment***Meeting adjourned at 6:55.*