

SMWOA
Annual Meeting Minutes
7/12/2014
Attending Board of Directors
Schatzie Farley, Henry Marcelin, Rosie Endean, Tom Casale and Ed Moore

1) President Schatzie Farley called the meeting to order at 10:00 AM.

A) The quorum of 78 voting members was determined by members present or by proxies.

B) President stated that meeting would be governed by version 11 of Roberts's rules. The rules were to be modified to allow two minutes per person for discussion to expedite the meeting.

2) Approval of 2013 Minutes of the Annual meeting.

A motion was made and was seconded to approve the 2013 minutes. The vote was unanimous to approve the 2013 minutes.

3) Presidents Report See attached report

4) Secretary and Road Reports See attached reports

5) Treasurer Report See attached report

6) Old Business

A. **Covenant violations. The board completed a legal case started in 2012 involving the replacement of a metal roof on the house on lot 73. The roof has now been replaced with asphalt shingles. Letters have been mailed to the last 3 owners of structures with metal roofs asking them to replace their roofs with asphalt shingles or paint them with an approved non-reflective paint.**

1. By Law 38f a motion was made and seconded to accept the new by law 38f. A vote was taken and the new by law 38f was passed unanimously.

1a. A motion was made to change the rules and regs. To clarify the last paragraph of new bylaw 38f. The motion stated is as follows. "Any lot that is a dues paying lot, has one vote." A vote was called for and the clarification passed unanimously.

2. By Law 34 change. A motion was made to pass the changes to by law 34 and seconded A vote was taken and the by law change to # 34 was not passed. By law #34 remains as written.

3. By Law 35 change. A motion was made to accept the clarification to by law # 35 and was seconded. A vote was taken and the clarification to by law 35 was passed unanimously.

Road Questionnaires, The president thanked all the members who sent in ideas on the roads. The ideas can help to guide the future boards on trying to come up with a 4 year plan.

7) New Business:

A: Bookkeeper, the Board of Directors posted ads for a new bookkeeper. Three people responded and one of them agreed to an interview. The bookkeeper will not handle any monies. Her duties will entail sending out

dues notices in January, Late fees notices, sending reports to the Board of Directors and other incidental bookkeeping duties. Her fee of \$500 will not be overdrawn because she will notify the Board of Directors when she is approaching that amount.

B: 2014 – 2015 SMWOA Budget A motion was made and seconded to accept the 2014 – 2015 Budget. The vote was unanimous. see attached budget

C: A motion was made “The Board of Directors, at their discretion, is allowed to spend monies on roads from the following year’s General fund and Dedicated Road fund if the monies are available in the budget.” The motion was seconded and the motion was passed unanimously.

D: A motion was made and seconded “That next years Board of Directors, study and clearly define when a member of SMWOA is not in good standing” A vote was taken and the motion was passed unanimously.

8) Election of Board of Directors Three members were nominated for the three open positions and were elected. The following members elected were Michael Crabtree, Rosie Casale and Craig Schroder

Meeting was adjourned.

Secretary Report and Road Boss Report

Bldg. Permits Issued July 2013 to July 2014

Endean lot #5 864 sq. ft. garage
Skoyen lot #73 100 sq. ft. shed
Skoyen lot #73 barn / shed / garage
Wolf lot #68 2996 sq. ft. house
Browne lot #107 64 sq. ft. greenhouse
Madison landing llc lot #13 150 sq. ft. shed roof off the front of house
Casale lot #45 192 sq.ft. shed

Road Work completed August 2013

This year, 2013, shortly after this meeting, the BOD intends to apply \$22080 to do more than 90% of our roads.

\$14021 from the road fund account and \$8059 from the general fund to maintain and improve our roads.

S. Golden Eagle will be graveled and graded from 4 corners to redtail hawk 0.5 mile

Red tail hawk will be graveled and graded for the entire length. 0.7 mile

Partridge will be graveled and graded to Shawna Lockharts cabin. 0.2 mile

About 90% of the remaining roads will be graded.

The above estimated report was completed as stated and the Board of Directors are pleased to report the actual amount of monies spent in 2013 was under the budget of \$22080 by \$1010

Road Work Completed 2014

Emergency work was performed in March 24 on Bald Eagle due to winter weather run off, The cost was \$1000 to fix sink hole and grade from sink hole to south end of Bald Eagle. Sink hole occurred approximately at Armstrongs lot# 28.

Major work began end of May and continued into June.

680 cy of gravel was applied to Bald Eagle from Ed Platts lot #30 to South side of Clarksons lot#19.

340 cy of gravel was applied to Falcon from the beginning at North Meadow Creek and ended at Callaways lot#94

20 cy yds was applied to south golden eagle to fill in a low spot in road.

All roads were graded with the exception of the following

Partridge no work was needed, Barn Owl from lot #117 Fuis to the east end.

Falcon from Callaways lot #94 to the end at BLM land.

And Magpie no work was done.

Emergency road work was applied to Meadowlark in the vicinity of lots 103 Jennifer Whites and lot# 95 Gromiller 140 cy of 1 1/2 " gravel was spread at various problem areas. The problem areas were due to excessive rain upon clay roads which turned the roads into greasy mud. This operation was completed on June 21 2014 at the cost of \$1960.

Special thanks goes to Henry Marcelin for donating his time and grader to spread the 7 truck loads of gravel.

Total cost of road work

Emergency Bald Eagle	\$1000
Major work on roads	\$18060
Emergency work Meadowlark	\$1960

Total of \$21020

President report

I would like to thank the Board for their hard work this year, Over the past year, we have worked on the road maintenance. Thank you Tom for being in charge of that. He will report on the road work later in the meeting. The roads were mowed in the Fall. Thank you Henry and Ed for coordinating that. We had 2 emergency road repairs. Tom, Ed and Henry worked on getting those roads fixed. Thank you to them. Rosie kept the finances straight. Thank you Rosie. Rosie will report on the collection of the dues later. Thank you also to Ed for being the volunteer bookkeeper until we hired someone. Ed will report on the new bookkeeper. The weeds have been sprayed on the roads. Thank you Ed and Stuart Clarkson for getting that done.

We have brought 3 by law changes to the meeting this year. 2 of them were initiated at the meeting last year. We send out the 4 year road plan questionnaire in January. We mailed out in June to all members a letter explaining the by law changes and a summary of the ideas on the 4 year road plan that the members sent in. The full questionnaires are on the boards around the room and in this notebook. We have also provided you with the road chart and the budget which will be used later in the meeting.

Several times over the past 2 years, the board realized that sometimes members ..especially new ones, don't know some important things about the association. So we put together a Top Ten List of Important Things to Know. We sent the pamphlet to the new members.

The yellow sheet contains the middle section of the pamphlet. Some of these important things are for instance: The SMWOA covenants are important and are enforced. A building permit is required and the board must approve every structure, new or renovated. Other things to know are that the roadwork is done in June or July. The winter residents plow their own roads. Roaming dogs can be a nuisance and a danger to livestock. The Architectural guidelines state that outside lights should not be left on all night. When it comes to water rights, members need to determine if they have a water right and learn how they can use the water properly. We also provided contact information.

All this information and more is on the website..smwoa.org.

And finally:

Recently, the rancher north of us, Bausch, called to ask us to remind people not to go on his private property. We don't know who has been driving motorbikes on his property, but we said we would mention it at the meeting. I am sure every member here would agree that no one wants people trespassing on their property.

SMWOA 2014-2015 Proposed Budget

ASSETS	July, 2013		July, 2014			
General fundChecking	\$18,880		14675.29			
Road Improvement Savings	\$14,021		151.21			
TOTAL \$\$ in Bank	\$32,901		\$14,826.50		Includes past dues received	
Total available for 2013-2014						
Dues for 2015	\$200					
Expenses July 2013-June 2014	Budgeted (\$)	Spent	under over (-)	Proposed (2015)	Spent (2015)	Under over (-)
Advertising	0	0	0	14		14
Annual Meeting	200	196.82	3.18	100		100
FMVB service & Safety Deposit	20	53.6	-33.6	35		35
Bookkeeping	400	0	400	500		500
Corp. Fees	15	15	0	15		15
Insurance- BOD Liability	2500	1532	968	2500		2500
Office Supplies	150	60.82	89	150		150
record Storage				209		209
Copies	196	147	49	196		196
Postage	275	196.11	78.89	275		275
lien Expenses	65	18	47	65		65
Legal expenses	5000	9129.87	-4130	5000		5000
road work general fund	9930	12068	-2138	7160	4660	2500
dedicated road fund	12150	12150	0	13400	13400	0
weed control	500	410.33	90	500		500
Mowing	1500	240	1260	500		500
Emergency funds				2268		2267.5
*Legal Reimbursement/ 40 above LLC			7000.00			0
Total Expenses 2013-2014	\$ 32,901	\$ 36,218	3683	\$ 32,887	\$ 18,060	\$ 14,827
Past dues/late fees collected						
MOTION (2013)						
"Members allow BOD descretion to pull road fund budget from the next years budget to include weed spraying"						