

SMWOA Shining Mountain West Owner's Association

March 18th, 2024

The meeting was called to order at approximately 4:21 PM. Board members present were Dale Brownscombe, Earl Gooch, Meg Sammons, and Craig McCormack.

Secretary Update

Craig McCormack updated the board on previous meeting notes and the website status.

Bylaws and Covenant Compliance

The board addressed the issue regarding the green roof on the garage on Lot 73, which is not in compliance with the covenants. The owners have responded, stating that the garage will be moved off the lot. The board also discussed several lots with long-standing construction materials and noted the covenant requirement to complete building projects within a year. They discussed contacting owners with incomplete construction and long-standing materials.

Road Committee Update

The road committee discussed the need to solicit bids from potential contractors for regular road work. These bids should include the cost to grade all roads except Meadowlark and for three trailer loads of gravel. This also includes repairs around the subdivision due to winter damage. The road committee also talked to the county about using Meadowlark for access to roll and grade county roads. The county will inform SMWOA of the potential costs and will work on drainage issues on Golden Eagle. Partridge Lane requires additional grading around some member houses.

Discussion of Annual Meeting

The board discussed the upcoming annual meeting, noting positive responses about the meeting and auction, including the potential to raise dues. The meeting will be held at the Ennis Firehall, with food served beforehand. The meeting is scheduled for 9:00 AM on the second weekend of July. The draft agenda needs to be sent out 45 days before the meeting, including the agenda, proxy forms, president's notes, and a ballot for a 60% ownership vote on increasing HOA dues. The increase would fund road maintenance.

Treasurer update

The board discussed bookkeeping updates, including some HOA members not receiving statements and issues with back payments of HOA dues.

The board meeting was adjourned at approximately 5:30 PM.