

SMWOA ANNUAL MEETING

July 11, 2020

Minutes of the Meeting

Meeting Location: Rick Mohr's Backyard

Meeting Time: 10:00 am

Directors Present: Earl Gooch, Brad Tank and Rick Mohr (Stuart Clarkson and Russell Eberts were not in attendance)

The meeting was called to order at approximately 10:10 am with a quorum formed by attendees and proxies held by attendees.

President's Report given by Rick Mohr:

1. Introduced Alanah Griffith, legal counsel specializing in HOA matters. The BoD asked Alanah to attend the meeting and provide legal guidance on matters pertaining to the covenants and by-laws. The BoD will incur the cost of Alanah's participation at the meeting.
2. Acknowledged Russell Ebert's efforts during the past two years as a member of the Board.
3. Acknowledged the Road Committee and their efforts in preparation of the 2020 road plan and the 4 Year Plan for the years 2021 through 2024.
4. Discussed by-law amendment ballot process will be reviewed as part of Old Business
5. Provided details of Secretaries Report – five building permits were processed during the past year.

Treasurer's Report given by Earl Gooch:

1. Spent more than usual due to the mailings associated with the ballot voting process
2. Road maintenance costs for 2020 higher than usual. Spent \$31,970 which was about \$11,000 more than normal

Motion was made to approve the Treasures Report. Motion was approved.

Motion was made to approve the 2019 Annual Meeting minutes. It was confirmed that motion 7 from last year's minutes was approved. This is noted at the 2020 annual meeting because the minutes did not include that motion 7 was approved. Annual meeting minutes for 2019 were approved.

Old Business:

Four Year Road Plan was reviewed. It was explained that much of the detailed information came from work done by Craig Schroder. The total miles of road were divided up between the four years so that the annual work was evenly distributed over the work period. There are 10.5 miles of road. Dave Gentry wanted to remind everyone that Screech Owl is not to be graded, he will take care of maintenance on Screech Owl. Also, Charlie Endean has requested in the past that the lower end of Redtail Hawk not be graded. The Road Committee will need to work with Dave and Charlie to make sure their road segments do not get grade in the future. These details need to be edited into the plan.

A question was asked about increasing the road surface elevation. One of the main areas where snow drifts form is by lots 68 and 69. The Board looked at trying to barrow material from the roadsides to elevate the low section but power lines are buried along that section of road making it unsafe to attempt to barrow material. The four year road plan will have to be updated annually to make sure we optimize sections of road to be elevated to reduce snow drifts.

Snow fencing is also an option the Road Committee can evaluate for reducing snow drifts.

By-law 3 and 34 amendments were reviewed. By-law 3 was voted on through the mail-in ballot process to require that at least one of the board members be a year-round resident of the association. By-law 3 amendment passed with 73 votes in favor of the amendment; 9 against and 3 abstaining.

By-law 34 was likewise voted on through the mail-in ballot process to limit the number of proxy votes that can be held by a lot owner to no more than 5 proxies per lot. If a property owner has more than one lot they can hold up to 5 proxies per lot they pay dues on. As an example, if you own three lots you can hold up to 15 proxies; 5 for each of the three lots. By-law 34 amendment passed with 67 votes in favor of the amendment; 17 against and one abstaining. A question was asked by how many votes did the amendment to by-law 34 pass. With 85 votes being cast by members participating in the ballot process 64 votes were needed to achieve 75% of the members that voted. By-law 34 passed by 3 votes.

No new business was offered up by the membership. The question of conex boxes be placed on a person's lot was raised. The board reviewed a building permit that would place a storage container on a lot. The conclusion of the board was that there is nothing in the covenants or by-laws that expressly prohibits the use of a conex box as long as it meets the color guidelines of earth tones. The board believes property owners have the right to use their property as they see fit.

Three new board members are needed to fill out the vacant board positions. A motion was made to elect Brad Tank and Earl Gooch as new board members. The motion was

seconded and both Brad and Earl were elected to the board by unanimous vote. A motion was made to elect Meg Sammons to the board. The motion was seconded and Meg was elected to the board by unanimous vote.

A motion was made to adjourn the meeting. The motion was seconded and passed by unanimous vote. The meeting was adjourned at approximately 11:20.