

## SMWOA Shining Mountain West Owner's Association

February 22<sup>nd</sup>, 2024

The meeting was called to order at approximately 3:10 P.M. Board members present were Dale Brownscome, Earl Gooch, Meg Sammons, and Craig McCormack, and Andree White-Snow

Subdivision Minutes

Craig McCormack read the minutes from the previous homeowner's association board meeting.

### **Replacement of Board Member Brad Tank**

Brad Tank resigned from the SMWOA board. Dale Brownscome made a motion to replace Brad with Andree White-Snow. Earl Gooch seconded the motion, and Andree White-Snow was unanimously approved as a new board member.

### **Discussion Regarding Road Work**

Meg Sammons, Treasurer, mentioned that some statements went out today, and were emailed. We are expecting roughly \$12K total in new funds, which will give us a total amount of roughly \$23K for roads. The board is currently looking for firms to maintain subdivision roads, and bids will be sent out for road work.

### **Discussion of Long-term Rentals**

Discussion ensued over whether the board should have contact info for renters in subdivision households. Several issues were addressed regarding excessive driving and lost dogs. Board members could coordinate and discuss issues with renters directly if contact names were provided. Long-term renting is assumed to be longer than 6 months.

### **Attorney response to structures used as dwellings on SMWOA property.**

Board members met with the HOA attorney to discuss clarification on appropriate use of structures on association member's property. Based on the attorney's legal recommendations and board member discussions, a response for the upcoming annual HOA meeting will be posted on the HOA website for review when completed.

### **Covenant Violation Penalties**

Discussion ensued regarding the potential additional assessments on HOA members whose properties is used for commercial purposes (nightly rentals, VRBO, Air BnB, etc.). Assessments for mobile homes/campers parked on property outside covenants were discussed, including annual covenant violation assessments vs. monthly.

### **Proposal to Increase Annual Assessments**

The need to increase our HOA annual assessments was discussed in order to have enough funds for our road maintenance budget.

**Final Considerations**

Potential annual meeting locations were discussed. Distribution of communications to HOA members was also discussed, both email and regular mail. Other road issues were brought up including the potential need for a culvert replacement. Discussion on culvert replacement

The Board meeting was adjourned at 4:55 P.M.