

## SMWOA ANNUAL MEETING

July 9, 2022

### Minutes of the Meeting

Meeting Location: Rick Mohr's Backyard

Meeting Time: 10:00 AM

Director's Present: Earl Gooch, Brad Tank, Meg Sammons, Stuart Clarkson and Rick Mohr

The meeting was called to order at 10:15 AM with a quorum formed by attendees and proxies held by attendees.

The 2021 Annual Meeting Minutes were approved. Michael Crabtree made a motion for approval and Tom Browne seconded the motion. The association members in attendance voted unanimously to approve the 2021 annual meeting minutes

President's Report was given by Rick Mohr.

- Rick thanked the Board for their efforts during the past 12 months.
- Annual road maintenance was completed in June this year based on input from the road committee
- There have been 10 building permits reviewed and approved thus far in 2022
  - The primary issue pertaining to building permit approval is the requirement that metal roofs be pre-rusted prior to installation. This condition has been written in the board's comment section on the permit form.
- The Treasurer's Report was given by Earl Gooch.
  - Road work completed for 2022 cost \$26,036. Road damage on North Golden Eagle due to summer rains will cost approximately \$1050 to repair.
  - There are nine lots that have not paid their annual dues for 2022.
  - A motion was made by Dale Brownscombe to approve the Treasurer's Report. The motion was seconded by Dave Gentry.
- The Road Report was given by Stuart Clarkson. Details of road work conducted during 2022 were reviewed.
  - A question was raised about road maintenance performed on the road between Bald Eagle/South Golden Eagle up to lots 57 and 73. The association member was not aware that this stretch road is county road. To get anything done on this stretch of road requires county involvement. The best way to get the county to improve the road is to make contact with county commissioners and voice your interest in the road conditions
- There is \$3,538 held in reserve at this time.

Old Business – Not issues were raised.

### New Business

1. A comment was made that the board has no authority over water rights. The association website needs to be review and edited under the water rights tab due reference made that the association oversees water rights. The board will review the water rights information on the website and edit the information where details need to be updated.

2. Marie Andree' White Snow offered to form a working group of association members to work on the formation of a water board that would oversee the use of irrigation water.
  - a. The water board could result in the designation of a water master that would have the authority to regulate water use in the association.
3. A discussion on road maintenance costs was raised by the board and the suggestion was made that the association consider raising the annual dues amount applied to road maintenance. Several motions were discussed that would increase the money available annually for road maintenance.
  - a. A motion was made to increase the annual dues collected to over a 5-year period for road maintenance. The motion was seconded by several members.
4. A discussion regarding the right way to address violations of the covenants was held. The general consensus was to work with members to resolve the violations. The association prefers not to get into litigation to resolve matters.
5. Election of three Board members was held to replace Earl Gooch, Meg Sammons and Brad Tank whose terms are expiring. Nominations were made for Earl Gooch, Meg Sammons, Brad Tank, Matt Lennehan, Arron Avila and Dale Brownscombe to fill the three vacant seats on the board.
  - a. Earl Gooch, Meg Sammons and Brad Tank were re-elected to the board.

A motion was made to adjourn the meeting. The motion was seconded and the meeting was adjourned at 12:00 PM.