

12th Annual SHOA Meeting - MINUTES

June 8, 2019

1. Call to order

- The meeting was held at the Hatfield's hangar, 9 O'Hare Drive
- Linda Hatfield called the meeting to order at 10:10 AM
- The secretary certified that notice of the meeting had been given properly and a quorum was established
- 21/49 members were present.
- Board member attendance:
Linda Hatfield, Paula Cole, Nick Anania, Harry Wheeler and Pat Anania (secretary, ex-officio) were present.
Ann Scott was absent.

2. Minutes of 2018 Annual meeting

- Nick Anania moved to accept, Marc Christensen 2nd.
Minutes: accepted.

3. Maintenance Report – Nick Anania

- Tim Flynn- Clean up: Going well
- Jon E Cyr & Son Excavating - Plowing: Needs improvement
- Concern was expressed re: the need for adequate insurance if roads are bad in winter, strangers come through unaware of the safety issues, etc. Board will reconfirm insurance coverage and signage.
- Nick will work on improving the plowing situation.
- Marc Christensen moved to accept Maintenance Report.
David Hatfield 2nd the motion. All accepted the report.

4. Design Review Committee Report – Gary Cole

- Two applications were withdrawn. No active projects at this time.
- Inquiry about the process for building a shed. Discussion followed. Board will review changes needed in C&Rs to support a shed structure.
- Harry moved to accept the DRC report. Wilma 2nd the motion. All accepted the report.

12th Annual SHOA Meeting - MINUTES

June 8, 2019

5. Welcoming Committee Report – Pat Anania
 - Pat Anania spoke for Ann Scott in describing the gratitude they receive for the helpful Welcome Packets. (Recognition to Louise Sutherland for originally putting them together.)
 - An updated member directory is available which the membership agreed should be distributed. (Thank you to Michelle Pennanen who created the original directory).
 - Request was made to have the Welcome Packets available to all community members in addition to the new Directories.

6. Board of Director Nominations – Linda Hatfield
 - 2 positions were open
 - Carmen Martinese nominated himself.
 - Marc Christensen was nominated by Sandie Allard.
 - Harry Wheeler and Ann Scott offered to serve again.
 - Ann Scott and Harry Wheeler were elected.

7. Maintenance for the Upcoming Year – Nick Anania
 - The Power Company will be trimming trees along the power lines as per their requirements.
 - O'Hare cul-de-sac needs to be paved.
 - Culverts need cleaning.
 - Road resurfacing was discussed and is being monitored on an annual basis.
 - Various methods to resolve road problems were mentioned.
 - Greg Scholand moved to pave the O'Hare cul-de-sac. 2nd by Linda. The motion won by 16:4 vote.

8. Report of the Treasurer – Nick Anania
 - 2019/20 Budget was reviewed, noting this is the final year of the assessment for replacing monies borrowed for the Entrance land purchase.
 - Dale Appleton moved to take the balance of this year's budget and transfer it to the Reserves account and if necessary, to pay for the O'Hare cul-de-sac paving from the Reserve account. Greg 2nd. All were in favor.

12th Annual SHOA Meeting - MINUTES

June 8, 2019

- Dave Hatfield moved to accept the Proposed budget and Marc Christensen 2nd. All accepted the motion.
9. Design Review Guidelines Amendment – Linda Hatfield
- All supported the board putting in place the proposed amendment.
 - Owners requested the board review making allowances for sheds and smaller house square footage requirement to allow for less impact on natural settings.
10. Short Term Rental Discussion Topic – Linda Hatfield
- Lots of interest in the topic and good discussion. General consensus of members was to have the board continue researching the issue and propose options for membership approval. Board was also requested to investigate method for renters to be made aware of and be compliant with C&Rs and other SHOA guidelines.
11. Adjournment:
- Dave Hatfield moved to adjourn. Judy Styliano 2nd.
 - All agreed to adjourn at 11:29 AM.