

SHOA ANNUAL MEETING MINUTES JUNE 27, 2020

VIRTUAL MEETING VIA ZOOM DUE TO COVID-19

MEETING CALL TO ORDER: 11:00 AM

BOARD/OFFICER ATTENDANCE

Nick Anania, Director, Treasurer
Paula Cole, Director, VP
Linda Hatfield Director, President
Ann Scott, Director
Harry Wheeler, Director
Terry Wheeler (Secretary) ex officio

The Secretary certified that notice of the meeting had been given properly and that a quorum was established with 31 owners present.

The Board welcomed new owners.

The Covenants and Restrictions (C&R) Amendment that would restrict short-term rentals and include a definition of a single-family home could not be approved. Approval requires a minimum of 75% (41) of the owners. Only 31 owners were present.

Minutes of the 2019 Annual Meeting

Harry Wheeler moved to accept, Marc Christensen 2nd. Minutes were accepted.

TREASURER'S REPORT 2019 (Nick Anania)

- \$73,399 available across all accounts.
- \$9700 outstanding dues/penalties (one this year, one long outstanding has a lien)
- We are under-budget

Greg Scholand moved to accept, David Adams 2nd. Treasurer's Report was accepted.

MAINTENANCE REPORT (Nick Anania)

- There is a new plowing contractor under a 3 year fixed contract. He has done a good job. It was more expensive.
- The landscaping is being done by the same person, doing a good job.

Marc Christensen moved to accept. Jerry Ludwig 2nd. Maintenance Report was accepted.

DESIGN REVIEW COMMITTEE REPORT (Gary Cole)

- It was not a busy year. One application is in the beginning phase.

Marc Christensen moved to accept. Paula Cole 2nd. DRC Report was accepted.

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Discussion on Design Review Guidelines and Covenants and Restrictions:

- A lot owner suggested that new owners should go through building plans with the board before going to any expense with drawings and that building within a year is not feasible for a big house. He also asked why a hangar cannot be built first.
- Home owner acknowledged that C&Rs are what they are and an owner cannot build a hangar before building the house.
- A non-binding vote was taken on restricting short-term rentals. There were several nays.
- Board clarified that C&Rs do not restrict a recreation room over a garage since that does not qualify as living quarters.
- Home owner suggested that C&R's should be simple and asked if there were any incidents of rental problems.
- Board's concern with short-term rentals is with liability in that airplanes use our roads. There should be a simple and clear indication in the C&R's regarding rentals.
- Home owner responded that a six-month rental minimum is decent and applicable.
- Home owner noted that Windssock Village allows short-term rentals and have had no problems and that guests use our roads every day. He also agreed that trying to get a house built in a year is difficult due to shortage of contractors (unless it's a prefab).
- Home owner noted that if we want houses in kind with one another, the house might take longer to build.
- Board acknowledged there is a lot to think about and the board will pursue additional input from owners . C&R changes (even to simplify) need 75% owner approval which will take a concerted effort by all owners to achieve the required level of owner participation.

Welcoming Committee Report: (Ann Scott and Pat Anania)

- If there are any changes for the Member Directory, please send them to Ann Scott's email address (tailwhel@roadrunner.com)
- Board welcomed new owners and asked them to contact the board with their email to get notices.

NEW BUSINESS

Election of Board Members:

- Greg Scholand and Jerry Ludwig were nominated. Board waived a ballot vote and sought a motion to approve both Greg Scholand and Jerry Ludwig as new Board members. Harry Wheeler moved to approve. Pat Adams 2nd . Greg Scholand and Jerry Ludwig were overwhelmingly approved as new Board members.

Budget for 2020/2021 (Nick Anania)

- The Budget remains about the same. Plowing has gone up from \$8000 to \$11000.
- There are other minor changes.
- The assessment for the purchase of the entrance property has been completed.

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Harry Wheeler moved to approve the Budget for 2020/2021. Marc Christensen 2nd. The Budget was approved.

Road Paving Plan (Nick Anania)

- Nick explained that over the years we have made road repairs, but now we need to resurface so we do not have to build new roads.
- The cost has gone up from the original estimate of \$107000 to \$117000 due to using loam on the sides of the roads instead of gravel.
- Greg Scholand moved to approve funding to pave Logan, LaGuardia and O'Hare using loam instead of gravel for a cost of \$117000. Harry Wheeler 2nd. Discussion followed..
- Ann Scott moved to amend the motion to add paving of Mile High Circle as part of the project. Marc Christensen 2nd. Discussion followed. Board explained the cost would increase from \$117000 to \$141000 based on tonnage and loam. Assessment would likely be \$300 per year based on the interest rate.
- Discussion ended. The motion to amend the paving project to include paving Mile High Circle at an approximate cost of \$141000 passed with a majority vote.
- Barbara Clifford moved to amend the motion to include Dullas Run in the paving project. Mark Bessette 2nd. Discussion followed. Nick estimated an additional cost of about \$15000. The amended motion to include Dullas in the paving project at an approximate cost of \$156000 passed with majority vote.
- Harry Wheeler moved to amend the 5 year loan term to spread the loan term out to somewhere between 5 years to 10 years (not to exceed 10 years). Linda Hatfield 2nd. The motion passed with a majority vote.
- The Board restated the amended motion to approve the paving project to pave all roads in Soaring Heights at an estimated cost of \$156000 (\$92000 owner assessment plus interest) with loam and to spread the loan term between 5 to 10 years, not to exceed 10 years. Harry Wheeler 2nd. The motion passed with a majority vote.

Design Review Guidelines Amendment

- The Board approved the amendment to better define hangars to clarify that a hangar cannot serve as a primary residence or include an apartment or living quarters and to allow a shed up to 140 square feet on a lot. Existing sheds are grandfathered.

Homeowner Items

Safety Committee: Pat Anania would like to organize a Safety Committee in the neighborhood. She would like to add something to the welcome packet. She and Ann Scott are working on something to present. Any safety concerns could be brought to Pat. Her email address is patanania@yahoo.com.

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- Soaring Heights Social Director: The Board introduced Ari Swift as our Social Director. Ari organized our Memorial Day parade and will be organizing future events. Great Job, Ari!!!! Ari also thanked everyone for her Birthday Parade.

Mark Bessette moved to adjourn the meeting. Carmen Martinese 2nd. All approved.

Meeting adjourned at 1:20 pm.