

# HVPOA

## COMMUNITY MEETING

### JUNE 23, 2007

President Sue Henich called the meeting to order at 9:37 a.m.  
An agenda was opened and distributed to attendees  
Board members were introduced and their areas of responsibility defined. Updates of different areas of responsibility were announced.

Vaughn Hill: Weed update and explanation that we are having the roadsides sprayed with Milestone and have made the decision to buy a brush cut mower to maintain the shoulders of the road. The spraying will cost approximately \$1200, and the cost of the mower is still being investigated. Discussion followed about the Milestone product and labels and specifications.

Marty Duitz: Clean-up efforts with the dumpsters was successful. The costs so far are about \$2000. There was discussion about a sign posting to keep outside people from using the dumpster. There was a suggestion to try getting a county co-op trash removal. A vote was taken to see if an extra dumpster should be left for a longer period or if we should have the extra dumpster for a shorter period two times. The vote was to have the dumpster there for a shorter time two different times.

Mr. Duitz outlined the state of the budget as of May 31, 2007. The balance was \$50,005 with expenses paid of \$13,758 and checks coming in for \$11,868.

Steve Carpenter went over dues and what has been collected. We started with \$89,000 in arrears with \$17,000 in interest for a total of \$107,000. Twenty seven (27) property owners have paid up, so there is an accounts receivable balance of \$97,000. We have 132 properties now delinquent.

Steve Roylance & Rich Forester: There was a discussion of culverts and roads. Rich Forester addressed the road base we are using by explaining that we are surpassing the specifications that Sanpete County uses for their roads. Steve Roylance said he will try to find better and less expensive material for next year.

To five minute presentations by:

Boyd Williams (property owner) brought up 3 issues:

1. People living without sewers and sanitation in valley.
2. The dump truck is not going to be able to plow the roads if we have a hard winter.
3. Several lots are piling up with garbage.

Discussion followed. Christine Smith suggested that we use some recycle bin to help offset the costs involved with the trash removal.

Rebecca Peterson (property owner): Discussion of the property owners' informational meeting held in May. The suggestion was made that we could use a representative from each plat to present ideas at the monthly POA meetings or to the board for consideration. The following ideas were presented:

1. Nominate the plan above at our next POA meeting.
2. Issues for the year would be presented.
3. Wanted to be sure of their "rights" as property owners.
4. Mrs. Peterson suggested we form a committee to decide how to address these issues. She declined to head up a committee to outline the above.

Christine Smith suggested that we start a suggestion box for property owners to use to offer their suggestions. There was discussion as to placement and review processes for the suggestion box.

Sue Henich initiated a discussion by sharing the finding of an attorney who was hired to review our CC&R's and by-laws. Some key points were:

1. By-laws cannot supersede CC&R's.
  2. Quorums & informational meeting were discussed.
  3. Dues are independent of Management Company & trustees & board of trustees.
  4. Duties of association trustees are specified in the CC&R's.
  5. There was a clarification of voting procedures and discussion of same.
- There was discussion about the difficulty of finding property owners and that it will take time to do so. Sue discussed her meeting with the Sanpete County Sheriff and that he is aware of our situation.

Jay Schaeffer (property owner) suggested we talk to other associations in the area to combine forces and establish a base to have a larger impact on political issues.

There was discussion of needing EMT's for our area and that training is being conducted regularly.

There was discussion of LEPC (Local Emergency Preparedness Council) meetings held in Manti to the second Thursday of each month.

The meeting was adjourned at 11:08 a.m.