

HVPOA Board Meeting
Mt. Pleasant City Hall
February 21, 2014

Minutes

1. Vik Arnold, President, called the meeting to order at 6:02 pm
2. Roll was called. All trustees were present.
3. Minutes from January 25, 2014, Board meeting were approved on a motion by Bev / Vik.
4. Agenda was amended to include new items 7(f). and 8(e). Agenda then approved as amended on motion by Bev / Boyd.
5. Treasurer's Report:
 - a. Report on Income and Expenses- Bev reported the new revenue and expenses since January meeting. All the income was from past dues being paid.
 - b. Presentation of additional invoices /reimbursements included: \$194.46 for printing of Mini-Newsletter, \$186.20 for stamps, \$750 for snow removal, and \$4.27 for copies of minutes and agenda. Motion to accept report and pay bills made by Don / Roy passed unanimously.
6. Communications: Roy distributed a copy of a report on the IRS ruling 70-604, which deals with the yearly carryover of excess revenue in the budget. All were encouraged to read it.
7. Old Business:
 - a. Road Maintenance and Storm Mountain Dr. Boyd reported that Tom Crisp had submitted an hourly rate bid for work required to improve the grade and angle of the steep section of Storm Mtn. Dr. Boyd said he would seek a bid from Christensen Gravel as well.
 - b. Timeline & Calendar - Don presented a revised calendar/timeline for HVPOA meetings and events. Don was commended for his good work.
 - c. Update on Renewal of Non-Profit Corporation License- Bev reported that Connie is still looking for the missing tax returns necessary before our license can be renewed.
 - d. Billing Service bids- Tom Meyers and Bev will review the bids and report out at the March meeting.
 - e. Insurance policy- Vik reported that our current insurance carrier, Auto Owners, can increase general liability limits by \$1 million in each category for \$50.00 a year. Additional coverage under an "umbrella" policy would be approximately \$400 additional per \$1 million. Consensus was to increase the general liability coverage and ask more questions re the umbrella policy.
 - f. Website- HVPOA webstie has been activated. Still some questions and problems with what is currently on it, (e.g. proxy form and agent form), but Vik is continuing to work with Trevor Jones et al.
8. New Business:
 - a. Vik agreed to draft a procedure for contacting HVPOA attorney. (Concept is that Board approval should be required in advance).
 - b. Further clarification of Board positions up for election- while all appear to be in agreement as to there being three seats up for election in April, there remains

some confusion as to which trustee is currently sitting in which seat. Further research will take place.

c. Alternatives to 5-member Board- while the CC&R's allow for other options, there is consensus that, for now, we should stick with a 5-member board.

d. Foreclosure: The Board is ready to pursue foreclosure on some of our most delinquent accounts. We are working with Peter Harrison to ensure that all legal requirements are met. (Check on Blackhawk case where, apparently, the judge refused to allow foreclosure).

e. Snow removal policy- after considerable discussion, Vik / Don made a motion authorizing either Boyd or Roy to make the call to Tom Crisp requesting snow to be plowed.

9. Member's Comments:

Steve Carson (Lot C 304)- presented information regarding his vehicle being towed as an "abandoned" after he left it at the intersection of Shadow Canyon Dr and Pine Hollow. According to the police report, the complaint involved "suspicious" circumstances and a concern that the vehicle may have been stolen and still unreported as the registration had been cancelled back in November of 2013 when it was sold, and the plates on the vehicle were registered to a previous owner. While Mr. Carson was upset at having to pay \$250 to retrieve his vehicle, his complaint to the Board was that, as a dues paying member, he deserves, at a minimum, an authorized location to park his vehicle and unload a snowmobile in the winter months when the snow prevents him from driving all the way up to his property. The Board recognized the legitimacy of his request and made a commitment to find a resolution to the problem.

Graciela Meyers- asked about the audit conducted last year. Bev reported that it was considered a "clean up", and not a complete audit.

Steve Carson- volunteered to help with building a new bulletin board. Bev said that she will coordinate with Steve.

10. Trustees' Closing Comments- Don asked if the Board could see the various "comments" included on the election ballots. Bev said she would make them available.

11. Executive Session: convened at 8:30 pm. Bev agreed to provide a list of all those members who are delinquent in their dues before proceeding with any foreclosures. The Board wants to ensure that it is being "even handed" with respect to which owners are being identified for possible foreclosure. Roy shared a letter related to a possible bankruptcy, and agreed to do further research on it.

12. Adjournment: Board meeting re-convened at 8:50 just long enough to entertain a motion to adjourn.

Next Meeting: March 21, 2014