

Annual Meeting Minutes
St. Anton Highlands First Addition Home Owners Association
June 18, 2009

The meeting began at 7:13 p.m. and was held at the Presbyterian Church.
President Annie Thayer presided.

Officers present:

Annie Thayer, President
Jen McLaughlin, Secretary
Mike McLaughlin, Accountant
Robert Geisert, Director
David Abookire, Director

Officers not present:

Emily Kaune, Treasurer

Quorum

Representatives of 15 lots were present. Representatives of 10 lots are required for a quorum.

Introduction of the Board Members and all Homeowners in attendance

Several board members are leaving and therefore we need to hold elections for open positions:

- a. President - Annie was approved
- b. Vice President - this position is currently open
- c. Secretary - Jen McLaughlin was approved
- d. Accountant - Mike McLaughlin was appointed by the current board
- e. Treasurer - Emily was approved
- f. Directors - Robert and David were approved
- g. Director - this position is currently open

2008 Annual Meeting Minutes

A motion to accept the 2008 meeting minutes was proposed, seconded, voted upon and approved.

Treasurer's Report

Handout of the Treasurer's Report was reviewed. The Report was motioned, seconded, voted upon and approved. A copy of the report can be found on the HOA website at www.sahfahoa.org

NEW BUSINESS

Electronic Billing/Communication

To save costs we are going to move toward electronic billing/communication as much as possible. Next time we send invoices, please remember to check the box if you are willing to receive your invoices via email only. Also, make sure we have an up-to-date email address for you. Updated email addresses can be sent to sahfahoa@gmail.com Announcements and road closure notices will also be sent via email. Sometimes messages in the past have displayed everyone's emails - future emails will be sent with everyone on the blind copy list.

HOA Website

The website has been rebuilt and updated so documents are more easily accessible. A motion to allocate \$200 to the design/maintenance of the website was proposed, seconded, voted upon and approved. The website address is www.sahfahoa.org We will occasionally post announcements and road closure information on the site so check back periodically.

Snow Removal

We had a large spring snow this year and some residents expressed concern about how removal was handled. The HOA's plan is to plow every 6 inches but this storm was dropping 6 inches every hour. The cost to keep it plowed every hour through the weekend would have been prohibitive, and when there is that much snow there is just no where to put it. We wanted to have it cleared just enough for people to get home, then get the heavy equipment out to do a thorough clearing. The cost of a large snowfall removal is approximately \$4,000 (Jim plowed for 12 hours then we brought in heavy equipment.) Having more money would allow us to plow more frequently when there is a high need. A motion to increase snow removal fees by \$10 was proposed, seconded, voted on and approval. 1 resident abstained, 2 residents opposed, the remainder approved.

Roads

Jim has filled potholes as needed. Annie met with a contractor (Mark Smith with Antique Excavating) who did the last grading of the Summer Road to discuss the Summer Road and back road maintenance. His plan is to grade the Summer Road and bring in 18-20 loads of recycled asphalt, and put 3-4 loads on the back roads. He is also available to grade more frequently.

Donations for Summer Road: Last year some non-HOA members donated money to help with road maintenance (sent directly to Len Cole). The current contractor cannot accept money directly so we need a plan for accepting donations from non-HOA residents. The Board cannot accept donations so it will need to be handled by a private citizen. At this point there is no plan and no extra donations have been made.

Speed issues - people seem to be driving faster on the roads and not driving cautiously past pedestrians. There was a general discussion about what can be done - can HOA contact police for enforcement. Police are too busy; we have enough speed signs per law and they won't let us put up any more. A couple residents offered to draft a letter to the police on behalf of the HOA. Another idea is to have signs made by little kids.

Forestry Issues

Dave Abookire has kindly volunteered to coordinate the mass purchase of the Beetle Block bags. We have set up a PayPal button on the website - if you'd like to purchase the Beetle Block at a bulk rate, place your order on the website and David will place the entire order when ready. He will contact you when the bags are in. Articles about the beetles and how to maintain your property are available on the website.

The meeting was adjourned at approximately 8:00 p.m..