

MVHOA Board Meeting Saturday, May 31, 2008

Meeting was called to order by President Glen Miller at 10:15 AM.

Members Present: Glen Miller, Clark Hirschi, Dave Peters, Sharon Adams and Kibby Betz

Members Absent: Sherri Kesterson, excused

Guests Present: Floyd Memmott and Jack Smart

Kibby moved that the Minutes of the October 2007 meeting be approved. Clark seconded. Motion passed unanimously.

A few changes were made to the agenda (See attached).

Guests were welcomed. Floyd had been on a mission to Omaha for 2 years. They both just wanted to sit through the meeting and see how things were going.

President's Report: When Glen was in Kanab for the Kane County Commissioners' Meeting recently, he reminded Carla (Kane County Clerk) of the need to pursue unlicensed cabin rental companies. She informed him that the matter has been turned over to the Tourism Board, and the head of that department was on vacation, so Glen will try to see him later.

Also discussed was the need for the rental companies to make sure that renters know the rules and dangers of mountain life, and that they be responsible for their renters' actions. The question of liability insurance was brought up. The Board will also pursue a list of rental companies' phone numbers in case the Association gets calls on rental cabin issues. (We will also put this phone number list on the Website and on our bulletin board for our members.) Discussed the legalities of companies renting out others' cabins vs. cabins that they own themselves. Glen will call Carla and get Kane County going on all these issues.

Glen filled the Board in on his success at the Kane County Commissioners' Meeting—Kane County will provide water trucks and the Water District will provide the water for our mag job, but this year only. Kane County will no longer be providing either trucks or water for anyone. The trucks should start Monday, 6-2 to prepare for magging on Wednesday, 6-4. Need to have people stationed at the bottom of The Cut and at the Lost Creek entrance, to prevent people driving on the mag. Burt Harris told Glen he will try to get the berms and ruts evened out before our mag goes down. It was d

ecided that if the mag operators deem it safe, and if there is enough mag, we will have them mag the top half of The Cut.

The Cut: Nothing will be done this year. One property owner is still holding out, so Kane County has turned the matter over to their attorneys. Sharon saw "Staking & surveying of Spring Drive" on the Kane County agenda, but when she inquired was told that they're just "doing more prep". She also talked to CMAC, who is inviting someone from each subdivision to their meetings in order to pull everyone together. Sharon met with Lou Pratt, Burt Harris and the engineers about Spring Drive a few years ago. Kane County was then talking about oiling The Cut, but are now saying that if we want it done, we should do it ourselves. In fact, Kane County has always encouraged Duck Creek Village to incorporate—that would get us off their backs and

Kane County policy now states that Class B roads will only be graded twice a year, or "as needed" (per Burt to Glen).

Glen talked to Wells Fargo—at this time there is no benefit to having our money in a CD, as opposed to the interest-bearing account where it is now. The Board discussed how much cushion should be kept in the checking account and will arrive at a figure later.

Glen brought the old tax paperwork back for Leann, and got the most recent year's paperwork to take to the accountant.

Sunrise Engineering—Lou Pratt told Glen that Kane County will not sign off on our job until Cindy Taylor's company fixes the terrible risers in our subdivision. After finalization, she still has one year of responsibility. A Kane County grader operator was at the Commissioners' meeting that Glen attended, and agreed that the risers are BAD. Sharon and Kibby will drive around and take pictures to send to Kane County.

Still can't get a copy of the Sunrise Engineering contract. Discussed having Ed ask for it, but decided it won't do any good.

Street signs—Kane County is still waiting for the 911 grid to be completed.

Secretary's Report: We started with 9 permanent trailers last fall. Four have either been removed or are in the process of being resolved in one way or another. Five are still left to deal with. All required contacts have been made, so after the June 30 deadline, Glen will hand those records over to Barbara Hansen, Head of the Kane County Building Inspectors. She has assured us that she will pursue the matter at that time.

Another trailer has been found at 4070 Porcupine Circle. Neither the owner nor the lot was on any prior list of permanent trailers. The first letter will be sent out right away, and subsequent contacts will be made until we have met our requirements there, too. As this place is also for sale, we will be adding a paragraph to their letter reminding them of their responsibility to apprise any buyers of the permanent trailer issue.

It was decided that we will still put out a newsletter this fall, including in it a form for owners to fill out and mail back to us if they need to continue to receive a paper newsletter. At the General Meeting (and in the fall newsletter) we will inform everyone that we are looking to move toward two newsletters a year on the Website, hoping to cut our printing and mailing budget substantially.

Floyd suggested sending out postcards to remind members of the General Meeting date. This was approved.

Image Pro has proven unreliable many times. Kibby will look into the printing capabilities at Staples, as well as the Association joining Staples' Rewards Program.

Clark and Shirley continue to scout the subdivision monthly and provide a list of properties for sale. These are compiled and will be checked against the permanent trailer list and the delinquent dues list, in preparation for filing liens to keep the Association from losing money through sales.

Jerry Collins with Trophy Realty had asked Sharon and Kibby about whether or not modular homes are permitted in our subdivision. Glen informed us that Kane County has already made that decision—they ARE allowed, if they meet all of the County's requirements for this area.

Treasurer's Report: Sharon presented Leann's financial statement and analysis, and will make copies for everyone (see attached). Leann will present this at the General Meeting. (Copies will also be made available for all attending members at the meeting.)

Sharon told the Board the current dumpster situation, but basically, everything is up in the air again after this year, until some permanent location is decided upon. It has been decided,

however, that our location will only serve our area—not the entire mountain.

Sharon told the Board about advertisers paying yearly for a link from our Website once we get our newsletter online. It will cost a lot less than print advertising, while allowing the owners to update, change information, etc.

Dave's Report: Dave is going to work more closely with Karen Kegley, making sure she has all current information to keep the Website current. Sharon will make sure Karen knows she is to work with Dave. The password is working for him now.

Dave will also get our 2008 Board meeting dates on the Website, telling members that they will need to notify the Board two weeks in advance if they wish to be placed on the agenda of an upcoming meeting.

The Board decided to cut the yearly newsletters down to just one—in the Spring.

Sherri's Report: Kibby shared with the Board that Sherri saw Ed Robbins, our Association Attorney, recently. He and his family have moved to St. George, but he will still have a practice up here on the mountain.

The Board reversed their decision of last fall, deciding that NO personal ads will be placed in the newsletter—only business ads.

Each Board member is elected for two years. It was decided that the existing Board members' terms will end as follows:

Odd numbered years: Glen, Clark and Kibby

Even numbered years: Sharon, Sherri, Dave and the open position

This year Sharon, Sherri and Dave will all volunteer for another 2-year term, and Sheryll Hirschi (Clark's daughter-in-law) will run for the open position. Sharon needs a break, so she will just be doing the newsletter ads from now on. We are hoping Sheryll will agree to be the Treasurer.

The Board also discussed the question of owners paying only \$50.00 per year, no matter how many lots they own (and thereby only getting one vote), or paying per lot and voting per lot. Sharon will ask Ed Robbins whether this change will require a vote of the membership or whether the Board can make that decision.

Mail: A collection agency contacted us—we decided that it would cost more than it would be worth and we will just pursue past dues ourselves.

A suggestion has been made by an owner that we add 1 cent to our annual dues and include a self-addressed envelope with our invoices. Kibby will look into what that would actually cost, and a vote will be put to the membership at the General Meeting.

General Meeting: Glen will get a list of questions to the Sheriff and ask him to address these, then take questions afterwards (See "List of Questions for the Sheriff" in My Documents).

Kibby will try to arrange for someone to record the meeting, as Marty Shurtleff is indisposed. She will also arrange for a guest speaker from Kane Humane.

Sharon will arrange for someone from the Forest Service or Fish and Game to give the members advice on how to live with, without attracting, certain wild animals.

On the agenda will be the envelopes with invoices question, as well as information on how much we have spent on mag and the need to build funds.

The members will be asked if any of them would like to be in charge of a yearly barbeque. Kibby will look through old minutes and see if she can find a list of what someone in charge of a barbeque would need to organize.

For this General Meeting, we are planning for 75 and will just have chips and cookies, water and pop, napkins and paper bowls or plates.

The date of the General Meeting will be changed to Saturday, June 28, pending making sure the CMFPD will be available on that date. (If that change is done, Kibby will let Diane Beatty know that CMAC can use the CMFPD on June 21.)

The visitors departed.

Glen moved to adjourn and Clark seconded. The meeting was adjourned at 12:47 PM.