

SPLIT DIAMOND MEADOWS HOMEOWNER’S ASSOCIATION

Annual Meeting-August 11, 2022

I. Meeting Called to Order-1806 Hours

Place: Rendezvous Pointe

Time: 6:00 p.m.

Purpose: Electing Directors and Officers

II. Quorum of the Members

A quorum for the meeting was met with more than 25% of the membership interest present.

III. No Objections Made

There were no objections made at the meeting.

IV. Election Ratification

- a. Vote to ratify the election of Board Members at the July 6, 2022, Special Meeting
- b. All Members Present: Yea. (Unanimous)

V. Nomination of 5th Director

- a. Patricia Ellis nominates Wesley Gooch.
- b. All Members Present: Yea. (Unanimous)
- c. Wesley Gooch elected as 5th Director.
- d. Term: 2 years

VI. Architectural Committee Appointments:

- a. The SDM Board of Directors appointed the following persons to the SDM Architectural Committee:
 - i. Lindsey Gooch.....4 years (expiration-August 11, 2026)
 - ii. Shane Wilson..... 3 years (expiration-August 11, 2025)
 - iii. Tom Jackson.....3 years (expiration-August 11, 2025)
 - iv. Pattie Ellis.....2 years (expiration-August 11, 2024)
 - v. Pat Leidy.....2 years (expiration-August 11, 2024)
- b. SDM Directors Approve by Unanimous Vote
- c. Discussion Submitting Proposals
 - i. Preferred Method: email to lindseylgooch@gmail.com
 - ii. Alternative Option: mail USPS

VII. Budget

- a. Presentation and discussion of the itemized annual budget
- b. Outline of Projected Budget
 - i. *Attached.* Exhibit A
- c. Discussion: The Town of Pinedale maintains much of the SDM Plat areas. The SDM HOA is responsible for the Colorado Ditch, Mailboxes, and Common Areas.
- d. The projected annual cost of maintenance is approximately \$3715.00.
- e. A membership vote ensues for an annual SDM HOA dues imposed of \$50.00 to begin January 1, 2023.
 - i. SDM Directors Approve by Unanimous Vote
- f. Discussion: H.O.A. Counsel-Need for Fidelity Insurance per bylaws; Section 13.2 Fidelity Insurance.
 - i. Advisement for Liability Insurance

VIII. Discussion

- a. Emphasizing the priority and importance of CC&Rs. (Article 13)
- b. Paige Harrell, a HOA member, and local insurance agent to investigate and inquire about insurance.
- c. Question regarding changing the SDM CC&R section for garage door color.
 - i. H.O.A. Counsel refers to Article 10; Section 10.7 for written and formal request of variances.
- d. Weed mitigation: The HOA budgets for common areas but whose responsibility should it be for developed lots?
 - i. It is believed that the weed abatement of personal and individual lots is the responsibility of the lot owner.
 - ii. Conferral w/ County Officials & confirmation regarding this issue forthcoming.
- e. H.O.A. Counsel: Reminder that all members have the right to enforce noncompliance of the SDM CC&Rs. However, it is recommended to bring such issues to the SDM Board of Directors for consideration and assistance.


IX. Resolution

- a. A proposed resolution was heard to replace previous signers on the H.O.A.'s bank accounts with President, Lindsey Gooch, and Treasurer, Clint Covill.
- b. The Directors Approved the Resolution by Unanimous Vote

Meeting Adjourned: Approximately 1834 Hours

(Signature Page to Follow)

DATED EFFECTIVELY: August 11, 2022


Victor Avezzie (Sep 7, 2022 15:36 MDT)

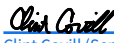
Victor Avezzie
Secretary


Lindsey Gooch (Sep 7, 2022 20:44 MDT)

Lindsey Gooch
President


Patricia Ellis (Sep 8, 2022 08:11 MDT)

Patricia Ellis
Vice President


Clint Covill (Sep 8, 2022 08:37 MDT)

Clint Covill
Treasurer


Wesley Gooch (Sep 9, 2022 12:35 MDT)

Wesley Gooch











20220818 Split Diamond Meadows Annual Meeting Minutes


Final Audit Report

2022-09-09

Created:	2022-09-06
By:	Matthew Meiring (matthew@jacksonholelaw.legal)
Status:	Signed
Transaction ID:	CBJCHBCAABAASnrVsbuuGJRCH_WgYqKutZ3dUY6KIVGH

"20220818 Split Diamond Meadows Annual Meeting Minutes" History

-  Document created by Matthew Meiring (matthew@jacksonholelaw.legal)
2022-09-06 - 10:31:07 PM GMT- IP address: 207.183.166.40
-  Document emailed to vavezzie@gmail.com for signature
2022-09-06 - 10:32:19 PM GMT
-  Email viewed by vavezzie@gmail.com
2022-09-07 - 4:22:47 AM GMT- IP address: 104.28.48.213
-  Signer vavezzie@gmail.com entered name at signing as Victor Avezzie
2022-09-07 - 9:36:38 PM GMT- IP address: 64.184.240.106
-  Document e-signed by Victor Avezzie (vavezzie@gmail.com)
Signature Date: 2022-09-07 - 9:36:39 PM GMT - Time Source: server- IP address: 64.184.240.106
-  Document emailed to Lindsey Gooch (lindseylgooch@gmail.com) for signature
2022-09-07 - 9:36:41 PM GMT
-  Email viewed by Lindsey Gooch (lindseylgooch@gmail.com)
2022-09-08 - 2:43:41 AM GMT- IP address: 64.233.172.37
-  Document e-signed by Lindsey Gooch (lindseylgooch@gmail.com)
Signature Date: 2022-09-08 - 2:44:50 AM GMT - Time Source: server- IP address: 67.176.2.250
-  Document emailed to pattie1956@outlook.com for signature
2022-09-08 - 2:44:52 AM GMT
-  Email viewed by pattie1956@outlook.com
2022-09-08 - 2:10:47 PM GMT- IP address: 166.230.102.50

 Signer pattie1956@outlook.com entered name at signing as Patricia Ellis

2022-09-08 - 2:11:25 PM GMT- IP address: 166.230.102.50

 Document e-signed by Patricia Ellis (pattie1956@outlook.com)

Signature Date: 2022-09-08 - 2:11:26 PM GMT - Time Source: server- IP address: 166.230.102.50

 Document emailed to clintcovillconstruction@gmail.com for signature

2022-09-08 - 2:11:28 PM GMT

 Email viewed by clintcovillconstruction@gmail.com


2022-09-08 - 2:32:46 PM GMT- IP address: 64.233.172.34

 Signer clintcovillconstruction@gmail.com entered name at signing as Clint Covill

2022-09-08 - 2:37:13 PM GMT- IP address: 166.230.18.22

 Document e-signed by Clint Covill (clintcovillconstruction@gmail.com)

Signature Date: 2022-09-08 - 2:37:15 PM GMT - Time Source: server- IP address: 166.230.18.22

 Document emailed to Wesley Gooch (wesley@truespire.com) for signature

2022-09-08 - 2:37:17 PM GMT

 Email viewed by Wesley Gooch (wesley@truespire.com)

2022-09-08 - 5:19:53 PM GMT- IP address: 194.60.86.150

 Document e-signed by Wesley Gooch (wesley@truespire.com)

Signature Date: 2022-09-09 - 6:35:40 PM GMT - Time Source: server- IP address: 194.60.86.155

 Agreement completed.

2022-09-09 - 6:35:40 PM GMT