

# SPLIT DIAMOND MEADOWS HOMEOWNERS ASSOCIATION

Annual Meeting- August 10, 2023

## MEETING MINUTES

### I. Meeting Called to Order – 1804 Hours

Place: Rendezvous Pointe

Time: 6:00 PM

Purpose: Annual Meeting

### 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 of Directors and Officers

- i. Wes Gooch relinquishes his duty as a Director effective immediately;
- ii. Clint Covill's Director, Treasurer term was up, he elected to not seek reappointment;

#### Nomination of Directors

- i. Lindsey Gooch nominates Michele Call;
- ii. Terry Eaton volunteers;
- iii. Victor Avezzie volunteers for reappointment;
- iv. Members vote for three (3) Directors, three (3) Directors are unanimously approved
  - a. Michele Call elected as Director, Treasurer (3-year term, exp. August 2026)
  - b. Victor Avezzie elected as Director, Secretary (3-year term, exp. August 2026)
  - c. Terry Eaton elected as Director (1-year remaining term for Wes Gooch, exp. August 2024);

It is noted by Lindsey Gooch and voted on by the SDM Directors that Clint Covill shall be removed as an authorized signor on the H.O.A. bank account with the H.O.A.'s current Treasurer, and shall be replaced by Michele Call. Authorized signors on the account shall include existing President, Lindsey Gooch and Michele Call; unanimously approved by SPDM Directors;

### V. Sublette County Weed & Pest

- i. Julie Kraft, Supervisor for the Sublette County Weed & Pest (SCWP) presented on the noxious weeds within the subdivision.
- ii. Most prevalent noxious weeds included Canada Thistle, Musk Thistle, Cheat Grass and Bergerora

- iii. The SCWP pull program is available for those interested in pulling noxious weeds; payment is \$1.00 per pound. Information packets and weed bags are available at the SCWP office.
- iv. Discussion regarding entire subdivision 10' right of way weed abatement by the SCWP versus individual Owner's responsibility per the CC&R's.
- v. Approximate cost to the H.O.A. for the entire subdivision and 10' right of way weed abatement by the SCWP was \$200-\$300 per year. Frequency of treatment: every 1-2 years.
  - i. SCWP to provide herbicide 75% cost to the SCWP and 25% to Owners.
- vi. Suggestion that for 2023 each Owner is responsible for 2023 weed abatement and that the H.O.A. engage SCWP to treat the entire subdivision for the 2024 season; Owner's for each Lot must provide permission to SCWP;
- vii. Director questioned using HOA funds to provide weed abatement when each Owner is responsible per the CC&R's – Are funds available? Will HOA dues need to be increased?
- viii. Open discussion with the Members, some opposition to utilizing the SCWP with HOA funds for 2023 weed abatement as some Owners had previously individually engaged SCWP to mitigate weeds on their respective Lots;

VI. **Budget Review**

- i. President reviewed H.O.A. Budget including collection of 2023 H.O.A. annual dues, expenses to date and remaining anticipated expenses for 2023;
  - 1. Total 2023 H.O.A. dues collected to date of \$3,968 (of the \$4,150 assessed)
  - 2. Other storage income received for Lot 82 from non-owners
- ii. Discussed Matt Meiring's legal retainer as our representative HOA attorney would be charged at \$250/hour and would require a retainer of \$500/Year for 2024. All grateful for the generosity.
- iii. Discussion regarding CC&R's fine enforcement, \$100 for the first 30-day notice. \$200 for the consecutive 30-day notice. A member recommends trying to politely notify a neighbor of non-compliance or nuisance prior to implementing 30-day notifications. All agree.
- iv. The HOA currently subscribes to Fidelity Insurance through State Farm. Directors & Officers insurance acquisition is in progress with Farm Bureau.
- v. Discussion of the itemized budget presented to the membership by the board, ex., Colorado ditch, lot 82 maintenance etc. per itemized budget.
- vi. The Board sees no need to raise the HOA dues.
- vii. Board President advises Tesa Manning provides our HOA bookkeeping and CPA services.
- viii. A member recommends utilizing the county Library for future meetings as a means of reducing expenses.

VII. **CC&R Compliance**

- i. 7.5 Landscaping: Discussion
  - Landscaping shall not be confused with noxious and undesirable weed abatement.
  - Landscaping is the responsibility of each lot owner.
  - "Basic landscaping requires that the lot will have all surfaces finished as approved (i.e. no raw dirt), and shall be maintained in an attractive manner. Landscaping on each lot shall be maintained in a healthy and attractive manner by each lot owner."

- ii. 8.6 Trailers: Discussion
  - An obvious observation of several trailer noncompliance in the subdivision.
  - A Board Director commented that perhaps we consider allowing one RV/Trailer space per owner in Lot 82 storage lot as part of the annual HOA dues. This scenario could potentially alleviate hesitation due to extra costs to utilize the storage area.
  - A concern regarding winter/snow access to Lot 82.
  - Member Landon Call offered to assist with snow mitigation.
- iii. 10.0 Enforcement: Discussion
  - A risk of relaxing noncompliance enforcement minimizing the importance for the "benefit for all."
  - We must try to keep a balance.
  - We should address the noncompliance of our CC&R's more effectively. If we don't, we could potentially lose effect of those applicable CCR's.
- iv. 8.8 Garbage Trash Containers: Discussion
  - "All garbage and trash shall be placed and kept in covered containers that shall be maintained so as not to be visible from neighboring property."
  - A Board Director indicated that through the years many owners are in noncompliance, and it is unsightly when they are blown over by wind and/or being fed on by wildlife.
  - A member expressed concern of storing trash containers in the garage with the potential for toxic hazards which that may present.
  - A Board Director reminded the membership that there are other alternatives so as not to be visible (i.e. behind AC approved fencing, within an AC approved trash container structure next to the dwelling and exterior of the garage etc.)
  - Compliance to this issue would be much appreciated as a jester of good neighbor consideration.

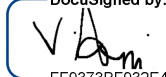
VIII. **Miscellaneous**

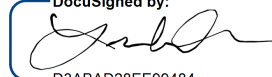
- i. A motion to vote to allow each lot owner to include one space for trailer/RV in storage lot 82 with dues to remain at \$50/year for the 2024 calendar year. Voted "Yea" unanimously.
- ii. Discussion: The Board President will begin discussions with the Town of Pinedale and the Sublette County Rec Board regarding the bike path maintenance along Willow Lake Road. Plan would be to work with the Rec Board to improve the condition of the bike path and then potentially have the Town of Pinedale take over maintenance thereafter.
- iii. Discussion: A member questions the membership having the authority to vote on certain items of the CC&R's? Under the Declaration, the Board has the position to make certain decisions regarding the HOA. However, please refer to Article 10, Section 10.3 for more clarification on this inquiry.
- iv. Discussion: A Board member raises discussion stating and reminding that per the CC&R's, the lot owners are responsible for noxious and undesirable weed abatement. If we vote for general subdivision weed abatement, it should not include an increase of HOA dues. A member states that with the current dues amount and the estimated fee per the Sublette County Weed and Pest, the amount paid through the HOA budget fund is inexpensive and reasonable.

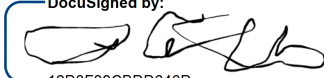
- v. MOTION FOR VOTE: Board of Directors: Noxious weed mitigation contracted to the Sublette County Weed & Pest and for the 10 foot right of way throughout and to include all lots of the Split Diamond Meadows HOA subdivision for the seasons of 2023 and 2024. Yea or Nay? Unanimous 5-0 YEA by the Split Diamond Meadows HOA Board of Directors.
- vi. Board President to provide the following to the Membership:
  - i. SCWP permission forms for weed abatement;
  - ii. Directors & Officers insurance policy for review;
  - iii. Post prior meeting notes and By-Laws on the website for review;

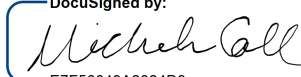
MEETING ADJOURNED

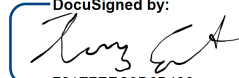
**DATED EFFECTIVELY:** August 10, 2023

DocuSigned by:  
  
FF9373BF932E4AD...  
Victor Avezzie  
Secretary

DocuSigned by:  
  
D3ABAD28EE99484...  
Lindsey Gooch  
President

DocuSigned by:  
  
12D3E39CBDD646D...  
Patricia Ellis  
Vice President

DocuSigned by:  
  
E7E56649A2824D9...  
Michele Call  
Treasurer

DocuSigned by:  
  
721E7EEC9D6B486...  
Terry Eaton  
Director