

Mount Elden Estates Homeowners Association Minutes of November 6, 2022 Annual Meeting

This meeting was held at FALA's dance studio at 2:00 p.m. Vice President John Harper presided, Susan Linde (Treasurer), Greg Ames, Chuck Dryden and Gretchen Gee (secretary) present.

1. Welcome and Introductions

John welcomed everyone. Association members in attendance were: Fred Thevenin, Kathleen Ryan, Jennifer Pritchard, Bob Ogden, Phil Brunner, Marilyn Dryden, Ladd and Bonnie Vagen, Nico Hawbaker, Wayne Anderson, Pat and Ed Dentino, Russ Bull.

John reminded the group that the primary responsibility of the board is road maintenance and snow removal.

2. Firewise presentation

Susan Linde introduced Nico Hawbaker who spearheaded the Firewise/NRCS program. Nico then showed a presentation. The neighborhood has received Firewise certification. Fire threat is only increasing, and our neighborhood is in a very vulnerable state with a high hazard rating. 26 of 52 parcels participated in the latest round.

Wayne Anderson has created a Firewise website that has general Firewise information and MEE specific information and resources. The website address is, <https://meefirewise.wixsite.com/meefirewise>

3. Treasurer's Report

Susan Linde gave the Treasurer's report for the time period November 1, 2021 to October 1, 2022.

EXPENSES: Snow removal: \$3,550. Road maintenance (grading and rolling): \$5,000. Administrative expenses: \$450. Insurance: \$937. Az Corp \$10. \$9,947.10 total expenses.

Income: INCOME: \$39,378. (2022 dues paid in 2023 = \$4900., 2023 dues collected to date = \$15,200. and Donations = \$1300.) 81% of homeowners in 2022 paid dues.

Balance: \$29,430.58.

4. Emergency exits

Board is talking about possible emergency exit through Lockett Ranches. Looking at end of Mule Crossing as possible exit.

We will need to communicate possible emergency exits and how to find them as we get permission and put it on neighborhood Firewise website.

5. Road repairs and maintenance

Neighborhood has had huge disruptions with county work on flood maintenance. Roads have taken some abuse. We will be working to develop a 3-5 year plan. Expenses to keep roads in good condition are very high.

Regular work includes cleaning ditches, keeping road edges in good condition etc.

Also conversation about large trees that are somewhat obstructive along roads (Wildrose, and corner of Fallen Pine/Wildrose). Problem is both cost, and permission of owners of trees. Fred T called Summit Fire and they looked at trees on his property and then cut them down.

6. Other old business:

Ladd V asked about Bluespan internet. It has been great for many people. Chuck has been happy with Star Link.

The NRCS Tree Grant removal is moving forward. C's Tree Service is the selected contractor. Collin Challifour at C's Tree is the contact. (colinchallifour@gmail.com) and if you have questions about the NRCS tree marking, Jonathon Chee is the contact. (jonathan.chee@usda.gov)

Also concern about Lockett Ranches and their tree fuel issues. They are certified as a Firewise community. Also properties along Elden Lookout Rd who have heavy fuel loads. Concern is that their properties could be dangerous if a fire broke out. But how to contact them and bring up this issue.

7. Election of Officers:

Results of the election: top 3 votes were Chuck Dryden (2 year term), Gretchen Gee (2 year term), Dani Sigler (2 year term). (23 ballots total)

Motion was moved and forwarded to accept vote results.

8. New Business

9. Adjourn:

The meeting adjourned at 3:17 p.m.

Minutes submitted by Gretchen Gee, November 15, 2022