

Mount Elden Estates Homeowners Association

Minutes of November 1, 2020 Annual Meeting

This meeting was held at Sofia Nicolletti's garage at 2:00 pm. President Sofia Nicoletti presiding, John Harper (Vice President), Diana Herron (Treasurer), and Gretchen Gee (Secretary), Susan Linde present.

Sofia welcomed everyone. Association members in attendance were: Amy Gordon, Bob + Traci Sucharski, Fred Thevenin, Jerry Halterman, Greg Ames.

Treasurer's Report

Diana Herron gave the Treasurer's report for the time period October 10, 2019 to October 10, 2020. The checking account balance is \$23,504.213 as of November 1, 2020.

Income received was \$14,300 for 2020, \$400 from past years dues, and \$500 for 2021 from member dues.

Total expenses for the year were \$7,434.161 Expenses for this period were \$5,600 for snow plowing, road maintenance \$880, administrative expenses \$88.11, insurance \$866.

Diana reported that approximately 71% (37 members out of 52) of the MEEHOA paid their dues.

She has collected \$11,100 for 2021 dues.

Diana reported that amount owed to C and E Paving and Grading \$30,298.

She also reported that our average snow plowing costs over the past 10 years have been \$2,900.

Flood mitigation updates

County is doing work on a number of separate communities.

Susan updated us on Primrose project. There was damage from the Museum fire and subsequent flood in 2019. Beginning April 2021, the County will be doing major road work. They will add a culvert, a low water crossing, and will raise the road and re-angling a section. They will replace another culvert.

Sofia talked about drainages that lead down Fallen Pine. Natural Channels will be doing work in April to make a low water crossing/culvert at the corner of Fallen Pine and Morning Glory. Indian Paintbrush would be a low water crossing. They would add rock work to stop water flow from creating a canyon in peoples' property.

Some property owners along Wild Rose spoke briefly about the work that has been done in their back yards by the County.

Road work and snow removal

Thanks to John Harper who has filled pot holes, marked areas needing repairs etc.

Dave Brewer is grading and smoothing roads and ditches in the neighborhood. He is bringing up rock margins for new pavement.

John added that snow removal price is still \$100 an hour. New pavement is phase 1, phase 2 will be down Wild Rose, phase 3 will be Fallen Pine etc. Cost is high so can only do small increments at a time. New pavement should last 10-15 years.

Dues increase

The current rate has been \$400 a year for 8 years, so the board wants to raise the dues to \$500 per year. This would begin for 2022. Total residences is 45, 38 of which are full-time.

This money is used for road maintenance and snow removal. Costs are rising. Cost to repave existing roads will not be covered by this dues increase. Repaving costs would require additional monies raised.

Suggestions to send out a news letter discussing the actual costs of snow removal and maintenance as well as costs to repave.

Diana moved that we raise the dues to \$500 for homeowners and properties under construction (once they receive a building permit) and \$200 for vacant property, Fred seconded. Votes were unanimous in favor.

Neighbor concerns

Deed restrictions prohibit homes from being used for commercial purposes, including short-term rentals. There are 3 properties in the neighborhood that show up on AirBnb and VRBO.

Speeding, dust, and safety are also concerns. Contractors and rental house owners in particular are a problem.

One neighbor brought up a concern about hazardous materials being stored on properties. Another neighbor wants a container for dog poop.

Election of board members

This year Sofia and Chuck and Gretchen are up for reelection. All are willing to continue serving. All were reelected.

New business

Other issues or concerns?

The meeting was adjourned at around 3:00 pm.

Respectfully submitted by Gretchen Gee on November 1, 2020