GWEHOA Annual Meeting 11/11/2022 Minutes

* Meeting Called to Order 10:05
* Introductions (at least 14/32 lots represented)
* Approval of last year’s minutes (approved 10:13)
* Treasurer’s report
* Next Year’s Budget
	+ Dues decreased to $36 from $72
	+ Legal Fund Reduced as now also have contingency fund
	+ Budget approved at 10:17
* AIC report
	+ At least 5-7 projects reviewed this year and more known to be coming
* Water Discussion
	+ Water report required to be sent annually
	+ In the past this was combined with the Owner of the condo units and their HOA but this has not worked recently
	+ Discussion of the 3 water shares for the development
		- 1 for GWEHOA, Eagle Sky has 2
		- However, GWEHOA has claim to portion of the 3 shares total
		- Will work on making sure this has clarity and the HOA has understanding of this structure
	+ For the annual report to the state, we will need be reports
		- GWEHOA wants to be more consistent on this in the future
		- GWEHOA wants to begin to monitor and record water meter reading moving forward. (Some have been doing this.)
		- All asked to read meter and sent to Pete
* Fire mitigation projects on going
* Old Business (11:05)
	+ Short term rentals – Currently the county has a freeze on new short-term rentals as they decided regulations and these regulations will affect next steps by GWEHOA
	+ Sign issues discussed
	+ Make sure Pete has your contact info if you want the neighborhood to have
		- Working on secure way to share info with neighborhood
	+ Some recent robberies discussed
	+ Street signs- discussed with county for possible official street signs with ‘tail’ that also notes dead end
	+ Discussion of recent valley maintenance
* New Business
	+ New state rules for HOA will need to be worked into bylaws, will cost legal fees
	+ Discussion of possible county plan for Hwy 99
	+ Election of New Director – RS will continue in role.
* Meeting Adjourned 11:53