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