

SMWOA Annual Meeting

July 13, 2024

Minutes of the Meeting

Meeting Location: Madison Valley RFD Station 1

Meeting Time: 10:00 AM

Directors Present: Earl Gooch, Meg Sammons, Dale Brownscombe, Andree White-Snow, Craig McCormack

Earl called meeting to order at 10:15 AM with a quorum formed by attendees and proxies held by attendees.

President's Report given by Earl Gooch:

- Earl introduced board members
- Earl reported total roadwork expenditures of \$18,843, provided a brief overview of the condition of the roads, and noted that Dale would have additional information. He also mentioned that seven building permits were issued in the previous year.
- He noted an increase in noise-related complaints, particularly about shooting, including concerns over frequency and timing. Regarding fireworks, he emphasized the need for caution due to the dry conditions and the risk of grass fires. Residents are encouraged to be mindful of their neighbors and considerate in their actions, promoting peace and harmony within the community.

Secretary's Report Given by Craig McCormack:

- He mentioned that the best way to contact the board is via email, and board members respond promptly.
- Craig also noted that the website contains the latest information, including meeting notes, the HOA board contact email address, and other HOA details.

Treasurer's Report Given by Meg Sammons:

- Meg reported that the HOA has \$8,226 in checking and \$4,156 in savings, totaling nearly \$13,000 in cash across accounts.
- The budget and proposed budget show no significant changes from last year, with the largest expenses being Road maintenance, weed spraying, and mowing along the roads.
- The HOA bills out \$28,400 in dues, and there is still \$6,000 remaining to be collected this year.
- One owner has subdivided but is not currently paying dues.
- The Treasurer's report outlines road spending over the past five years and provides an estimate of the voluntary work done by owners for snow removal, mowing, and other services.
- A motion to approve the finance report and budget for 2025 was made and seconded. The motion passed unanimously.

Road Committee Report Given by Dale Brownscombe:

Dale provided the road committee report. He noted that not all roads required maintenance this year. The database of contractors was expanded from 5 to 15 or 16 companies, and of the bids submitted, responses were received from 4 or 5 contractors, with most bids being similar. Road maintenance was performed by MOEN Excavation from Virginia City, and while the work was satisfactory, it primarily addressed winter damage. Meadowlark Road received minimal work, as it was graded by the county, and the upper end of Golden Eagle and the lower half of Red Tail Hawk required little attention.

The budget for road maintenance was approximately \$19,000. Two proposed bids, ranging from \$50,000 to \$60,000, were presented to bring the roads to the desired condition. However, additional revenue is needed to cover these costs. Options for generating new revenue, including potential dues increases, fundraisers, or other methods, need to be discussed.

Key discussion points include:

- The need for an increased amount of revenue.
- The impact of increased traffic, particularly from construction activities.
- The possibility of implementing a construction impact fee, as the roads require constant maintenance.

Additionally, Dale emphasized the importance of maintaining irrigation ditches, as overflow could damage the roads. A separate water users' group should be formed to oversee irrigation, as it cannot be managed by the HOA board. This matter requires further discussion.

A discussion followed regarding key points, during which Stuart Clarkson requested a copy of the road study. Tom Browne complimented the road committee and acknowledged Dale's efforts. Andree White-Snow praised the volunteer work done in SMW.

A motion was made to accept the road report and was seconded, and the motion passed unanimously.

Old Business

- Last year's discussion centered on the use of private property and how structures could be utilized, including topics such as Airbnb and rental properties. The HOA Attorney's opinion was reviewed, with Earl reading Alana's response and offering his own interpretation of the covenants.
- The discussion touched on interactions between members regarding potential violations, cottage industries, Airbnb, local taxes, business licenses, and multi-family properties.
- As an action item, the board will follow up on the subdivision of a property to ensure there was no misrepresentation in the application.
- Dale proposed holding a fundraiser for road maintenance, as outlined in item nine of the agenda. He suggested selling tickets for a raffle or lottery, possibly for a rifle or another item that would attract attention. Members would be responsible for marketing the tickets, with the goal of raising \$15,000 to \$20,000.

- Discussion ensued about the challenges of raising HOA dues, with members reflecting on past efforts, the complexities of organizing a vote, and the importance of maintaining roads amid growing traffic. The board emphasized the need for more revenue, while others raised concerns about past rejections of dues increases and volunteer contributions to road maintenance. There was a suggestion to continue seeking votes on dues increases and to reach out to members who had not yet submitted their ballots for the current vote.
- Conversation continued regarding the current suggestion to raise dues, with a proposed 20% increase (\$40), which was acknowledged as insufficient for long-term needs. The board emphasized the importance of establishing a multi-year road plan, while also noting that 60% of property owners must participate for the vote to pass. It was also highlighted that winter damage continues to strain the road budget, making future planning challenging. The road committee agreed to document the subdivision road plan and place on website and mentioned the availability to send email or hard copy.
- A motion was made and seconded to extend the ballot submission timeframe. The motion passed.

Election of Board Members and discussion of compensation:

- A motion was made for Andre White-Snow to continue as permanent board member. The motion was seconded, and the vote was unanimous for Andree to remain on board.
- Meg discussed the need for Treasury Secretary compensation. A motion was made to allow association members to be contracted by the HOA and eligible for payment and seconded. The vote was passed unanimously in favor.
- Andree White-Snow nominated Meg to continue on the board. It was seconded. The vote was unanimously passed.
- Matt Lennehan volunteered to be on the board to replace Earl Gooch. A was made to vote on Matt and Meg as board members, Dale Brownscombe seconded. Vote was unanimous in favor of Meg and Matt serving on board for two-year term

Meg Sammons made a motion to adjourn, it was seconded, and the meeting was adjourned at 11:55 AM.