

SFPOA Closed Board Meeting Minutes - Aug 30, 2018

Location - 5784 Southfork Drive

SFPOA Board voted on new member at large. All members in attendance voted yes to add new volunteer Robert Ruston on board as Member at Large. We welcome and thank Mr. Ruston for volunteering his time as our newest member to this board.

Call to order time 6:30 - Adjourned time 7:45

In Attendance: John Sabell, Jake Gerow, Eileen Williams, Paul Zimmerman, Deby Sabell

Absent: Lyle Scott, Robert Ruston

NEW business

Review, discuss and approve SFPOA Home owner meeting agenda as follows:

SFPOA Business Management:

- 1) Financial Report, President to meet with accountant and obtain financial report, provide copy to Treasurer.
 - a. Checking
 - b. Savings
 - c. Budget
 - d. Outstanding Dues, If needed setting up a payment plan
- 2) Covenants, Bylaws, Policy - As established in previous home owner meeting by this board, procedure for enforcing the covenants as per policy on SFPOA website and Nextdoor website follows:
 - a. A complaint must be filed
 - b. Try to meet with the neighbor who filed complaint
 - c. Try to meet with the neighbor who the complaint is against. This will no longer be part of the compliance procedure due to physical threats.
 - d. Work out a reasonable agreement that will bring the issue into compliance. This will no longer be part of the compliance procedure. (see item 2.c.)
 - e. A letter will be sent out addressing the violation.
 - f. Work out a reasonable agreement that will bring the issue into compliance.
 - g. A written letter of the agreement with a time frame.
 - h. A letter if no agreement can be reached other avenues will be explored, (i.e., Penalties, County assistance)

- 3) SFPOA Board Members, titles, and duties - As established in previous home owner meeting the SFPOA board members have pledged to act in the best interest of all Southfork home owners and our immediate neighbors and community. All Southfork Board members have equal authority to perform any and all tasks based on policy guided facts that ensure fairness, safety, and security for all Southfork home owners, neighbors and community.
 - a. SFPOA board members are listed above. (See attendance)
- 4) Southfork Utilities, no further discussion at this time
 - a. Mountain View Electric
- 5) SFPOA Website and Nextdoor Website, no further discussion at this time
 - a. SFPOA Website, home owner issues
 - b. Nextdoor, home owner issues
- 6) SFPOA Water, no further discussion at this time
 - a. Bobcat Water board
 - b. Water management Company is H2O Consultants
- 7) SFPOA Architectural Committee
 - a. ACC forms - soft copies on SFPOA Website and Nextdoor, hard copies provided by board members, and at Homeowner meetings.
 - b. ACC Board - ACC forms submitted to ACC board members must be approved/disapproved on fact basis only as a primary practice with few logistic exceptions. Disapprovals must be voted as approved/disapproved after fact-based review and vote by the ACC board as a whole.

SFPOA Property Maintenance:

- 8) Mowing, next scheduled mowing is week of September 1, 2018
 - a. Perimeter
 - b. Ditch
- 9) Fence
 - a. Repair maintenance, Received clarification with insurance policy for \$10,000. Amount received was calculated for depreciation. All agreed move forward with repair.
 - b. Insurance Policy, President to research better insurance policy
- 10) Street Maintenance, no further discussion at this time
 - a. County regulations, repairs prioritized by public and traffic safety
 - b. County schedule, most asphalt repairs during colder months

11) Drainage ditches and holding pond gates and end of street gate

- a. Home owner area of responsibility, street ditch is twenty-five (25) feet from center of ditch to home owner property line and or ditch surrounding home. Trash and yard debris to remain cleared from ditches.
- b. SFPOA area of responsibility, President maintains keys/locks on holding pond gates and end street gate to provide access to county for ditch and pond drainage maintenance, and emergency responders in an accident or fire event.
- c. County area of responsibility, ditch surrounding streets twenty-five (25) feet from center of ditch to street.
- d. Flooding, home owners are responsible for any damage to other homes or property caused by debris or altering ditch so that it changes flood direction.

12) SFPOA Signs, Homeowner Meeting signs will be posted at all three (3) South Fork Entrances and on SFPOA Website, and Nextdoor.

- a. SFPOA Board will propose vote to homeowners for approval of three (3) new signs posted all 3 entrances. Signs would look same as the one we currently have by the Falcon Hwy/Curtis intersection. Made of metal verses wood for longer durability, lower portion of signs would house current home owner and garage sale signs. Sign and installation costs to be provided prior to vote.
- b. Information and Events sign, maintenance and keys.

13) Open Forum on any other concerns.

Hard Copies of ACC Forms, will be available.

Coffee, Bagels, Tea and Water bottles will be available.

Homeowner Meeting signs will be posted at South Fork Entrances and on SFPOA Website, and Nextdoor.

Old Business

President to replace keys and lock to holding ponds and gates to maintain homeowner safety by adhering to county security procedures, and to provide access to emergency responders.

Discussed and all members agreed to be fair and impartial to all homeowners and maintain SFPOA policy and county compliance, all ACC forms submitted to ACC board members must be approved/disapproved on fact basis only as a primary practice with few logistic exceptions. Disapprovals must be voted as approved/disapproved after fact-based review by the ACC board as a whole.

Reviewed, discussed, approved with changes to drainage ditch item 5905 the A/R Aging Summary as of Aug 28, 2018.