

Southfork Property Owners Association

Association Meeting Minutes

December 14th 2013 2:00pm

15672 Lucy Lane (thanks Deb)

- Meeting called to order 2:05pm 12/14/13.
- Approximately 35 properties (of 175) represented (roughly 50 people).
- Introductions for attending board members:
 - John Sabell returning for brief time to assist with transition.
 - Paul Zimmerman still maintaining website.
 - Ashely Ruston board appointed member acting as vice-president.
 - Michelle Strauss & Heather Schofield could not be present.
- Motion to elect Ashely Ruston as a full board member made, seconded, and unanimously approved.
- Review of news letter by John:
 - No association dues were required for 2013.
 - Volunteers to be on the board were requested since John will not remain on the board into 2014. Note that Architectural Control Committee members are also needed.
 - The county did perform crack filling on the roads, but further work is probably not forthcoming.
 - Use the Architectural Request Form and submit it to the Architectural Control Committee to ensure any construction will conform with the covenants. (see www.southforkpoa.org Association► Architectural Board). Note that county permits may still be required.
 - Covenants limit the number of large animals (e.g. horses) to three. For horses only, an exception can be made to allow four. Animals must be owned by the property owner (no boarding). Proper sanitary conditions for animals must be maintained and waste properly disposed of.
 - All vehicles maintained on the owners property that can be operated on a public roadway must be properly licensed. Long term vehicle storage is not permitted.
- Review of association accounts:
 - Current available funds: approximately \$2700.
- Reminder that all property owners within Southfork are members of the association, even if they were not aware of this due to lack of proper information provided by realtors or title companies.
 - Failure to properly maintain the association may result in intervention by the state resulting in operation by a property management company and a likely dramatic increase in dues.
 - Removal of the association is a virtual impossibility due to the legal requirement of both 67% approval by owners and 67% approval of lien (mortgage) holders (covenants 29.c.i).
- Review of past dues billings:
 - 2006 : \$62.00
 - 2007 : \$62.00
 - 2008 : \$62.00
 - 2009 : \$62.00
 - 2008 & 2009 dues were refunded in 2010 due to excessive funds
 - 2010 : \$62.00
 - 2011 : \$50.00 (potentially more depending on tree purchase and Architectural Form submittal)
 - 2012 : none
 - 2013 : none
- Review proposed budget (to be voted on in March time frame).
 - For accounting purposes, proposed changing fiscal year to begin May 1st.
- Review of questionable account activity observed during late 2012 through August 2013.
 - Transactions may be legitimate, but proper receipts are not available in the records provided.

- Records during this period did not include bank statements, nor proper check stubs or carbons.
- Initial remedy attempt (certified return receipt letter requesting records) was refused delivery.
- Motion made to go to small claims court to obtain records and possibly seek reimbursement made by Debby Boston and seconded by Fred Meyer. Attending membership vote overwhelmingly approved.
- Questions about current system (dual check signatures) discussed. Reference made to new Fiscal Responsibility Policy which all board members will be required to sign.
- Review of current water situation:
 - Discussion of continued billing issues with H2O Consulting.
 - Reminder that the association board and the water board are separate entities and neither has any power over the other.
 - Current board for Bobcat Meadows Metropolitan District only has two members, preventing effective management of the district. Solicited potential water board members. List taken by John to be presented to existing board members in an attempt to get the board fully functional.
 - Not all billing issues originate with H2O consulting; evidence suggested some readings may be falsely reported.
 - New meters have been procured and will be eventually installed.
 - Caution urged about precipitous action with respect to replacing H2O Consulting; a new management company must be vetted and must be ready to take over. The water board must be fully staffed for this to take place.
 - Doug Haddan reviewed current efforts on behalf of the residents (thank you Doug).
 - Initial priority is to properly establish the water board. Following this, a review of H2O Consulting activities and an audit of accounts must be performed. Further actions can then be considered.
 - Some of the association budget may be used to facilitate this effort, if such funding is approved by the membership in the budget.
- Ballots for selection of meeting days/times made available.
- Meeting adjourned.