

Bear Lake West Property Owners' Association Annual Meeting Minutes 2019

August 10, 2019

Meeting started at 9:00 AM, Craig as Chairman conducted the meeting and introduced those of the Board In attendance: Craig Schaar, Chairman; Gary Myers, Treasurer; Lowell Howlett, Vice-Chair & Amenities Representative; Terry Carlson; Diane Marietti; Marty Phipps; Daleen King was unable to attend; Steve Howard, Manager & Secretary; Dan Fillion, Water master. Craig then had all those in attendance introduce themselves and what lot or lots they represented.

(For the record, there were 40 individual members present representing 38 lots of which only 36 were eligible to be counted, this amounted to 9%. The 9% exceeded the 5% required for the meeting to be official)

Craig thanked all for attending and stated that 2019 has been a great year so far and then turned the meeting over the Gary for the Treasurers report.

Treasurer's report: Gary asked if everyone had a copy of the financials. Gary then explained the first page of financials contains the Budget vs Actual for Income and Expenses. We have collected 82% so far this year with 41% of the year left so we are in great shape. We are right on target regarding Expenses. Gary then asked if there were any questions. Arlen Nielson said he would like to know what all the expense under Contract Labor was. Gary then said that it was a lot of things, from roads & water to everything else that is required to keep the Association up and running. At this point Gary moved on to the Balance Sheet which was on the second page and asked if there were any questions. The third page was the Preliminary 2020 Budget. The yearly Assessments will remain the same. There is a proposed change that is shown on the Preliminary budget: \$12,000 will be shifted from contract labor to equipment maintenance, general maintenance and roads. A question was asked about where the \$1,000 for bank interest came from. Gary stated that this was a combination of moving dollars in accounts and the increase in the percent on accounts.

Gary asked if there were any other questions. Since there were none, Craig then said the Amenities would be addressed in the joint Amenities meeting at 11 AM out in the tent.

Water Masters' report: Dan

Water usage for the last year was 5.69 MG, 2.58 million gallons on Plat-B and 3.11 million gallons on Plat-C. These numbers are slightly lower than previous years, possibly due to the long winter and wet spring, along with the fact that the county has yet to due dust abatement on the POA roads this year.

The yearly Consumer Confidence Report has been filed with the State; copies are available at this meeting and are posted at the mail boxes, Cooper's restaurant and on the POA bulletin Boards. The

report is also available at the bearlakewestpoa.com site. Or you can contact Dan Fillion, at 208-945-1212 for a copy. Bear Lake West POA is up to date on all Government mandated testing at this time.

Please remember that although your water meter is property of the Water Department it is up to Home owners to keep the area around the meter free of debris, weeds, shrubs and the like and to keep the meter accessible for reading or maintenance. Meters are marked with a blue painted t-post or re-bar, please do not remove these as they help us find the meters in the event of a leak in winter months when they are under the snow. No other major issues or problems to report at this time.

Managers' Report: Steve

It has been an active year for sales and building with 17 lots changing ownership and 4 new building applications.

We put Mag-chloride on our roads that are through roads or have heavy use. As of this date the County has done nothing. From markings on Mountain Way it appears that the County will be doing work on Mountain Way, in order to get the water to flow from the intersection of Dutch Canyon and Mountain Way down the hill to Loveland Lane to get rid of the Mud Hole which is just north of the intersection of Dutch Canyon and Mountain Way.

County has taken over the responsibility of Mountain Way from the maintenance buildings to the intersection of Canyon Ridge Way. This is part of Mountain Way that has to be brought up to County standards by Mike Fallin who has the proposed development to the South and West of us. We have not seen any activity on the area so we do not know what is going on relative to this development. (on the 14th of August received email from Regional Planner with a copy of Mike Fallin's final plan for review and approval by County.)

This will be the third year that we have brought up the Fuels Reduction program, and it has finally happened. Steve then explained the program and what is being done

The purpose is to establish areas where if we have a Wild Fire we can get the fire to lay down and therefore be brought under control. The goal is to remove the ladder effect which is not allowing a fire to climb up the vegetation and getting in the crowns of the trees where you have no chance of control.

BLM is working from our north boundary on the Public Lands, East and West removing brush and other fuels by mowing or chopping. They have established a 200 foot area on the North side of the POA where they have chopped, mowed and thinned and leaving the Aspen, Maple, grass and low shrubs from a 50 foot area that has been basically cleared of fuels. The additional 150 foot is in a pattern where they are leaving the Maple, Aspen grass and sage brush. After the first major snow they will come in and seed with fire resistant species.

The US Forest Service is in the process of developing a plan for the area to our West.

Bear Lake County soil and water conservation district through a Federal Grant are doing the same on the POA. On the entire POA, on our roads the sides of the roads are being mowed where the terrain and

rocks allow. In the larger areas behind lots or by property owner request they will remove brush and thin growth. They will be leaving the Maple and Aspen, but where possible the Sage Brush and Service Berry will be removed. In the fall after the first good snow fall the brush piles will be burned and All areas will be seeded with fire resistant species.

For everyone's information our roadways are 60' wide, in addition there is a ten foot easement for utilities across the front of all lots. The goal is to get a 60' area on all roads to assist in fire control.

Dutch Canyon area has been left alone for so many years that it has become a jungle, so this area is being thinned, and all the dead and down material is being removed from Mountain Way to the Forest Boundary. When this is completed it will make a great walking trail. In fact some of our members have already found it and are taking advantage of it.

Are there any questions? None were raised but a lot of support was expressed.

Steve then brought up the fact that in the future we are looking at a major project: getting the two sewer pumps that are on us up to a standard that the Sewer District will take them over. We don't know the costs at this point but we need to proceed with a course of action so this can be completed on our terms and not by someone else. A question was asked about the cost and Steve responded that it could run from \$20 thousand to \$80,000 per station, we have two. The question was then asked are we required to do both at once or can we do one at a time. Most likely we would do one at a time. Question was asked if we would have a one-time assessment to raise the funds or what. It was explained that the Board would have to make that determination when we know more.

Craig then opened the meeting to any other questions or concerns. Arlin then brought up that a member is advertising his place for sale and the advertisement states that a portion of his house is available for rent for 6 months. Arlin then brought up the Building Application states 6 months and the CC&R's states one year. Arlin then asked which is right. The answer is one year. And the building application needs to be changed.

This opened the door for a couple of people who requested that the CC&R's be changed to allow for short term rentals. This resulted in a long discussion by those who wanted to do short term and those that did not. Shane Leishman (Father Mike Leishman owns 3 lots, one with house which has never been completed) who is a realtor stated that he had sent a questionnaire out to the members and that he had received about 30 back and the vote was about 50/50. Several members expressed concern that they had received the unsolicited questionnaire and asked if the Board had provided a mailing list. The answer was no. Steve stated that he would like to know who had provided the mailing list. Arlin then stated that he had provided the mailing list (Arlin resigned from the Board the end of March 2019). After a long discussion, some asked if the membership could be polled on this question those for and those against. This question was not addressed. (To change the CC&R's it would require 51% of the membership voting in favor of the change).

Craig then brought the meeting to a close.