

Indian Ridge Subdivision Property Owner Meeting

July 10, 2021

The Indian Ridge Subdivision Property Owner Association Annual Meeting was held in the Indian Ridge Lodge at 10:30 a.m. live and also by Zoom. All Board members were in attendance, namely, Suzanne Carter, Chairman,, Russ Cline, Jason Maxfield, Augustin Avalos and Lori Oliver. Thirty nine (39) property owner signatures were on the sign-up at the meeting and up to seven were logged into the Zoom site at any one time. Kenton Powell assisted by running the Zoom connection.

Suzanne conducted the meeting.

Russ Cline read the minutes of the 2020 Annual IRSPOA meeting which were approved with a unanimous vote from the board members.

Suzanne appointed a five member elections committee from the owners present to count and tally the ballots after all votes, proxy, mail-in and present, are collected.

Dave Bess reported on the water condition of the subdivision. He stated that the water system is functioning very well. But, there is a shortage of water due to the drought. Usually there is 7' to 10' of snow. This year Indian Ridge had less than 3". Please conserve on water. When running the well pump, the water level is dropped below the pumping level in four hours. Dave announced his resignation as the system operator of the water district and thanked those who have helped and supported him through the years. He offered help to anyone needing help.

Jason reported on the road conditions. He said the roads need water to grade them. It has not rained sufficiently to grade the roads, thus the bad condition of the roads. He stated we may have to use the fire department to haul water as there is not enough in the District water system to wet all the roads. He reported that he intends to haul road base only to roads that have the water system pipes already in them so as not to destroy the roads with water pipe installations.

Suzanne reported that there are now 319 lot owners in Indian Ridge. Fifty Six lot owners are in arrears on dues. Ten lot owners have been reported to an attorney for collections. Any owner three years in arrears is turned over to an attorney for collection which legal costs are added to the amount of dues owed. Suzanne then read the proposed POA budget for the 2022 year (Exhibit B) and moved to have the board approve it. The motion passed unanimously. A copy of the consent calendar for the past year is available upon request.

Russ presented Resolution No. 2021-1 (Exhibit C) to property owners which defines and updates five issues having to do with the CC&Rs. He explained each of the items on the resolution. Russ asked for questions from the property owners and them moved to have the resolution passed by the Board. The motion passed unanimously by the Board.

Debby Atwood, POA Architectural Committee Chairman, then reported. She stated that all property owners must have an approved plot plan before any construction on their property, which includes driveways, septic tanks, sheds and residences. She said no plot plans are needed for lot landscaping or clean up. She further stated that the architectural committee will approve any plans the county will approve. Plans must be submitted and signed by the POA before the county will approve them.

She shared the feeling that all property owners want trees on their lots. Since there is a water shortage she introduced a rain barrel collection notification from the State of Utah. There is a

limit of gallons of water to be collected and also the size of the collection device. The design and guidelines are available upon request. The question was asked if property owners could collect all the water on their land. Janet Barlow advised that only rain water can be collected that falls on the lot itself. No running water from ditches or washes may be dammed or collected as that water is designed to be returned to the underground water aquifer.

Someone raised the question of rental properties in the subdivision. Mrs. Hunt said she wants regulations and not a free-for-all of non-property owners. Janet suggested that the POA look to the CC&Rs that state there is to be no commercial business in the subdivision. Support for commercial activity in the subdivision was debated and both Jason and Augustin supported no commercial activity in the subdivision.

Josh Mecham, North Sanpete Community Wildfire Council Representative, then spent time explaining the council's "Firewise Living" program. He pleaded for the association to support the Firewise program and asked for volunteers to serve on the council. He asked for a list of lot owners names and lot numbers along with contact information for the county fire department. In case of a fire or an emergency 911 calls will have to identify with the names and numbers to locate the emergency. All property owners need to know emergency exits from the subdivision in case of evacuation during an emergency.

Lori announced the retirement of board members Jason and Russ as they have both served the POA for the board term limits. She stated that both Jason and Russ will be used by the Board forever for advice and help. The two men were given gift certificates as tokens of appreciation for their service.

Lori then introduced the five candidates who were seeking election to the board. After brief introductions, board members collected certified ballots from property owners in attendance and gave them to the elections committee for counting along with certified mail-in ballots. While votes were being tallied, property owners and their families all enjoyed a hotdog/hamburger, potluck luncheon.

Following the luncheon Suzanne announced the voting results with Tom Hodgson and Mike Dennis being elected to serve on the board for a three year term each beginning immediately following which the meeting was adjourned.

JSB