

INDIAN RIDGE SUBDIVISION ANNUAL PROPERTY OWNERS MEETING

July 9, 2022

The annual POA property owners meeting was held on July 9, 2022. It was held at the Lodge in Indian Ridge at 10:30 A.M. In attendance were IRSPOA Board Members Suzanne Carter, Augustin Avalos, Lori Oliver and Tom Hodgson with Mike Dennis being excused. Also in attendance were 95 property owners and family members.

The minutes of the July 2021 annual property owner's meeting were read by Lori Oliver with a motion to accept by Lori with Augustin seconding the motion. The motion passed unanimously. Following the vote, a property owner questioned the late fee amount in the minutes, to which Suzanne responded that the amount was set by the CC&Rs not by the current Board.

Kenton Powell, a water board member, gave a short report from the Water District in Indian Ridge. He stated the drought was still in effect, being even worse than last year, and asked all to conserve any water use on the mountain. Kenton stated that currently the E/F Road water line was still waiting for the water pressure station to be installed after having to wait for materials. As soon as the materials are available, the pressure station will be installed, and the waterline will be connected to the main line. Puma road waterline is the next project for the District. It should be completed by fall 2022. This road's waterline is being installed as the POA is installing the new Puma Road. An attendee asked how much water the District tanks could store. The response was that the two tanks together store 20,000 gallons plus 62,000 gallons. Kenton reminded all to remember conservation was number one on the list.

Augustin reported that there have been no out of control fires in the subdivision in the last year.

Tom Hodgson reported that Puma Road was being completed this year. Ute Drive is also being worked on. But the greatest priority is culvert repair and cleaning to avoid road damage and improve water drainage. Augustin reminded all property owners to clean their culverts annually.

Debbie Atwood reported for the Architectural Committee. She asked for property owners to please be patient with plot plan signings as all committee members are volunteers and sometimes do not get online every day to approve plot plans. Debby reminded owners that all major property changes or construction need plot plans with approval before beginning. Only minor landscaping does not require pre-approval. Debby stated it is contrary to CC&Rs to live in a motorhome or RV more than 180 days or year-round. She added it is lawful to leave trailers or RVs year-round in Indian Ridge if the property has a septic tank connection. Amber Bryin asked about collecting water on properties. Debby reminded property owners that rain- water can be collected, but not water that crosses property lines. One property owner said she collected 2,000 gallons from rain runoff during the last year on her property from roof runoff alone.

Suzanne Carter then presented the proposed 2022 Budget. (See Exhibit A) The Budget was mailed out to all property owners along with the meeting announcement. The only change from that time is an additional \$200 payment. Because of lot sales from "multiple lot" property owners, there are currently 338 individual property owners. Past due assessments are down. Several owners have paid

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dues in recent months to enable voting rights. A large "multiple property" owner was foreclosed on, and a judgement was obtained for bad debt, but all lots have major liens. These lots will be available for legal cost-plus bad debt costs. Usually, an auction is held for lots acquired in this manner. Suzanne stated that by looking at expenditures, it is apparent most of the budget is used on road maintenance and construction. A property owner asked how come C-28 was exempt. Suzanne replied that Lot C-28 was a lot the POA owns itself and so is thus exempt. It will be auctioned at some future date but is fairly straight up and down and not very accessible. Augustin moved to accept and approve the 2022 Budget and Suzanne 2nd the motion. Voting was positive by the POA Board.

Augustin asked and welcomed comments from property owners at this time. Bob Norman stated that "urban property owners" do not use "good sense" concerning fire danger. He reminded everyone "...fires should be put out "cold to the touch" before bedtime." He suggested using $\frac{3}{4}$ " metal grating on fire rings. Fires spread so-o-o fast. Bob reminded all that the "origin" of any fire can be traced! Fire departments can bill the "fire origin person" for all costs of a fire. A local firefighter did pass away during the last year and a memorial was held. The firefighter did not die on the job. Another property owner stated that pulling over for flat tires can cause fires and suggested property owners not pull onto the side-of-road brush for flat tire repairs. Property owner of Lot I-42 asked for better roads. Suzanne responded, "When road base is added to a road, the road holds up better to weather. Roads need a finished condition for the road base to be added." Another property owner asked, "What can be done about the thistle along the roads?" Suzanne responded that the POA used to spray for thistle. But some property owners complained about the pesticides being set free in the environment. So, the practice was discontinued." "Maybe we need to take another look at spraying." A property owner suggested, perhaps calling Sanpete County as this is their ruling. The Sanpete County Weed Department can be reached at 435-835-2131. Lot owner K-39 would like road improvements to reduce steepness of that road. D.W. Crosby suggested that power was needed in Indian Ridge. Ann Atkin replied that Rocky Mountain Power Company was not easy to work with as evidenced during the wildfire settlement time. But individual owners are welcome to try to arrange for power in the subdivision.

Augustin introduced the candidates vying for board member positions. There were four candidates: namely, D.W. Crosby, Ann Atkin, Jennie Gabbatis and Matt Barlow. Each candidate was given three minutes to introduce himself. Voter ballots were dispensed during and prior to the meeting to property owners. Absentee votes were accepted prior to this meeting from property owners either online or by mail. All votes were counted by a "Teller Committee" consisting of Bobbie Trujillo, Debbie Atwood, Chelynda Bench, Suzanne Carter and Sherrie Sagers. While the Teller Committee counted votes, property owners were hosted to a lunch of hot dogs and hamburgers, prepared by the Maxfield's and purchased by the POA, along with potluck dishes from property owners. At 1:30 the two new board members were announced as Matt Barlow and Ann Atkin. The teller committee reported that voting was very close among the candidates.

The meeting was dismissed at 1:35 p.m.

Minutes taken by: Janet Barlow