Bridger Land Village – Annual HOA Meeting

Minutes of the Annual HOA Meeting

Saturday, June 9, 2018

***Draft Minutes***

The meeting was held Saturday, June 9, 2018 in the Garden City Town Complex and was called to order by President Tom Kuhlman. Attendees signed in and enjoyed lunch together. Tom Kuhlman called the meeting to order at 1:00 pm. Minutes were taken by Tracy Williams

1. Approval of 2017 annual meeting minutes

* Tom Kuhlman called for an approval of the minutes and Lance Bourne requested that the minutes be amended. Lance stated that his intention last year when he made the motion for a one-time assessment of $100, was not to be per lot owner or homeowner but by family no matter how many lots a person owned. A good discussion was held as to what the motion meant to those in attendance. Bryce Nielsen made the motion that Lance Bourne’s correction be accepted into the minutes and Dan Kurek seconded the motion. A vote was taken. Lot owners were able to cast a vote depending upon the number of lots they owned. The majority vote was to correct the minutes to show that Lance’s motion of an assessment of $100 per family was what he intended in the June 10, 2017 Bridger Land Annual HOA Meeting.
* An additional discussion was held as to what to what should be done with the funds paid by those who owned more than one lot and Jackie Bourne made the recommendation and motion that the funds remain in the bank account, Dave Wittner seconded the motion and a vote was taken by those in attendance. The majority supported Jackie’s recommendation.
* A motion was made by Jackie Bourne to approve the corrected minutes and Frank Stewart seconded the motion. The minutes were approved by those in attendance.

2. Financial Report:

* Tiffany Wahlberg was excused from the meeting, but she sent the Profit and Loss statement and the Balance Sheet for review. Tracy Williams, the HOA secretary, reviewed the two statements with those in attendance. Income for the year 2017-2018 came from two main sources: homeowner’s dues: $66,940 and the special assessment: $38,300. There was $2,500 collected for construction of new homes. The expenses this year were $76,850. The net income was $33,124. Last year’s net income was -$23, 356 because of the heavy snowfall and road repairs from that year.
* Tom Kuhlman read the Accounts Receivables Summary dated June 7, 2018. There are several owners who are years in arrears. A discussion was had as to what to do with the to collect the uncollected dues. Tiffany Wahlberg had shared with the HOA board that a number of other Bear Lake HOA’s enlisted the services of a collection agency and it has proven to be effective in collecting the back dues. However, the collection agency takes a fee of one half of the amount collected. Bryce Nielsen recommended that the HOA board get two or three bids. Tom Kuhlman stated that a letter would be sent to those with outstanding dues informing them that they would have a certain amount of days to bring their dues current and if the lot owners do not do so, their outstanding dues will be sent to a collection agency. A motion was made by Ted Wilson to allow the HOA board to move forward with authority to collect the dues any way possible. Jackie Bourne seconded the motion. The majority voted supported the motion.

3. Roads and Snow removal:

* Gravel and grading repair expenses for the past year came to $27,318. Mag water expense was $10,525. Three culverts were put in on Lakeview drive to try to alleviate the problems there. Dan Kurek also brought up a problem on the corner of Chokecherry and Mahogany drives. A culvert is needed there but when the digging happens Lance Bourne representing Rocky Mountain Power should be on site and it should be blue staked.
* A complaint was made regarding the gray gravel that came from Facer in Logan was used on the roads by the home of Beazer’s and Maughans. Ron Maughan expressed his concern. The board will be more selective on the road base used. Also, some concern was voiced about certain lots have large rocks that come out onto the roads. The board will try to address this concern.
* Snow removal: a bid was awarded to Tony Hutson to do snow removal for 5 years at a cost of $30,000 per year. Tiffany Wahlberg shared in her P/L statement the average cost for snow removal over the last seven years was $30,000. The actual cost for snow removal this past year was $30,301. Many in attendance stated they were pleased with the great job Tony did. It was also noted that it was not a heavy snow year like we had the previous year. Jackie Bourne told Tony Hutson, who was in attendance, “You did a great job”. Jackie also asked,” if roads get messy can Tony be called in to clean it up.” (Tom and the board said that would be fine but the request should go through the board. – not sure about this wording).
* A concern was voiced about the juniper thistle weeds along the roads and on certain lots. Menlove will checked with the county and they said they would come out and spray the weeds and charge the lot owner. Suggestion was made to get some bids on having this done. Others in attendance said that it was up to the property owner to take care of the weeds on their property and not the HOA. Menlove will contact the county.
* There is a water meter lid off on Lakeview drive. Ted to check this.

4. Dumpsters:

* Bryce Nielson suggested we put a barrier behind the dumpsters Plat B area to keep them from being pushed backwards.
* Lance Bourne suggested that some gravel be put in front of the dumpsters cut down on the mud in the spring in front of them. Lance said that Jim Wilson volunteered to move gravel around, if the gravel was delivered. It would take about two loads for each dumpster.

5. Water – Ted Wilson:

* There was one major blow out of a hydrant on Cedar Ridge. It was repaired.
* Ted implored: “Please don’t plant lawns. It takes too much water and we should not being culinary water to water the lawns.” Use hose to water shrubs. Ted said if the consumption continues as is we will see our water triple in cost.

6. Forest Service and Brush clean up:

* Look for dates for the clean up in the fall on the website.

7. Board changes:

* There are no board changes for the coming year.

7. Discussion items:

* Minutes will be put on the website.
* A complaint and frustration were voiced by a few current homeowners regarding contractors leaving construction materials on roadways, infringing on property of existing homeowners, even a porta potty was left in the road and blocking it from being easily passable. A discussion was had as what should be done and will be done in the future.

Motioned to adjourn and a second was voiced.