

## Minutes 6/24/23 Annual HOA Meeting

### 1. Updates on area developments, r-o-w questions.

- Neighboring 40 acre Krask property along N 1000 E has an application submitted to subdivide.
- There is an easement governing the creation and use of N 1000 E that Saddlehorn Ranch, Grand View Ranches, and D-Lazy-T subdivision are parties to.
- Saddlehorn HOA pays for all maintenance of N 1000 E.
- We do not believe the easement allows the Krask property to use N 1000 E without the permission of the current easement holders.
- Increased use from additional development will create the need for more road maintenance. We want them to share the road maintenance costs with us.
- We hired a lawyer to write a letter for us in opposition of the subdivision application on the grounds that they do not have access to use N 1000 E (Letter is posted on the website blog).
- Concept application was approved with the stipulation that they need to enter into a maintenance agreement with us.

### 2. HOA trails

- Shared HOA trail map (posted on website).
- Shared/solicited ideas for spending the \$10k currently earmarked for trail improvements.
- Ideas included winter grooming and signage.
- Question about maintenance costs of winter grooming. A: Has not been scoped out. Just considering ideas at this point.
- Discussion about the trail system just needs someone to get it done.
- Q: About pond filling. A: Next agenda item
- Q: How wide is trail? A: 10ft was said during meeting (correct answer is 20ft).
- Q: About developing the rest of the communal lot. A: Not currently on the agenda.
- Suggestion to notify realtors/title companies about trails since not all owners were aware that trails crossed their properties.

### 3. Water rights

- HOA has 232 water shares.
- There is an annual fee to maintain shares, but we do not use the water. Our water goes downstream and benefits Tributary Springs.
- Options being explored: Leasing shares, selling shares, developing rights to fill the pond.
- Tributary Springs currently holds all the canal company's ponding rights.
- It has been suggested to us that recent changes in the canal company board members may be more agreeable to giving ponding rights back to us.
- Q: About pond at N 1000 E and 2500 N. A: That pond is D-Lazy-T subdivision's fire pond.

- Q: How much can we lease the rights for? A: We don't know.
- Discussion about pond draining. Pond would need to be lined.

#### 4. Saddlehorn sign

- Many members are interested in having a subdivision sign.
- Will solicit design ideas

#### 5. Architectural Committee Report

- Approvals from the past year were sent out via email prior to the meeting.
- As of 2020, no 2nd kitchen is being approved on any lot.
- Hard to approve additional buildings given view considerations.
- Views should be considered per most recent covenant updates.
- AC is ok with solar panels as long as they are part of the roof line.

#### 6. Budget Update

- Small budget shortfall this year.
- Financials can be found on the website.
- Reminder to be kind about dues collections.
- Covenants require a reserve to be held.
- Q: Could we use a special assessment instead of a permanent dues increase to cover budget shortfall? A: We would need to review covenants regarding special assessments.

#### 7. Board elections

- Levi Adams & Julia Barr up for reelection.
- Both candidates nominated, willing, and re-elected.

#### 8. Miscellaneous

- Discussion regarding short-term rental concerns about dogs, fires, speed limits, etc. There is not currently a requirement for owners to do anything, but HOA can come up with a list of suggested rules for renters. Suggestions to propose a covenant amendment.
- Q: About membership portal on the website. A: Was going to cost a lot more than the current website. It is still a possibility, but we have decided to just share via google docs for now. We would still need to distribute passwords anytime a lot changes and doesn't seem like any advantage over sharing documents through google.
- Q: About hosting a music event. A: Covenants prohibit the operation of business. No one cares if tickets aren't being sold and county noise regulations are being followed.
- Need to replace some missing street signs, speed limit signs, etc. Need a sign for the Teewinot bridge to prohibit heavy vehicles from going over the bridge.
- Discussion about road maintenance. A couple comments desiring better road maintenance.

