**Waters at Silver Trout HOA Annual Homeowners Meeting**

**December 17, 2021**

The first Annual Meeting of the Waters at Silver Trout (WAST) Homeowner’s Association was held on Monday, December 17, 2021 via Zoom because of COvid -19 restrictions for personal gatherings.

The meeting was called to order at 10:04 A.M.

ROLL CALL The unit owners noted below were in attendance via ZOOM.

|  |  |  |  |
| --- | --- | --- | --- |
| Unit Number | Owner Name | Unit Number | Owner Name |
| 36 Fenwick | Ed and Donna King | 80 Fenwick | Jeff Daily |
| 676 Fly Line | Marty Frank | 16 Fenwick | Julie Ford |
| 596 Fly Line | Jennifer Smoot | 649 Fly LIne | Travis Davis |
| 80 Fenwick | Ed and Jan Meier |  |  |
| 639 Fly Line | Tim Applegate |  |  |
| 84 Fenwick | Mike and Vicki McCullough |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |

**Present from Red Mountain Community Management [RMCM] was Sheila Skaggs, CMCA.**

**Introductions were made of the Board and RMCM, and owners present. Quorum (40%) was not established with only 9 units represented. Sheila explained that the meeting can continue as a discussion session but no decisions can be115,000 made or motions except motion to adjourn.**

**APPROVAL OF MINUTES**

**The Annual Meeting Minutes of 2020 can not be approved at this meeting due to lack of quorum.**

**FINANCIAL CONSIDERATIONS**

**2021 Financials and 2022 HOA Budget**

* The HOA monthly fees will remain the same. No dues increase. The dues are approximately $121, 000 and the projected expenses will be $115,000 so if there are no surprise expenses, the HOA should be at a balanced budget for 2022. Ed reviewed some budgetary items such as trash, snow removal and water/sewer forecasts. Ed Meier asked if the snowplow contract is based off a six month period. It is.
* An email will be sent out to ratify the budget by all homeowners by the end of the fiscal year. Homeowners are allowed to veto the budget but it is already Board approved.

**PRESIDENT’S REPORT**

* Tim Applegate presented some history from the past year;
* The major issue for this last year and continuing into next year is the irrigation system. It was a temporary system installed per the Builder at the beginning of this last summer. It was very vulnerable to damage when winter approached so the Board of Directors made the decision that the system had to be buried underground. Home Sweet Home (HSH} as hired to complete the project by the end of October. The homeowners paid a special assessment due at the end of October 2021 to get the project done. The project did not get completed on time and the pricing changed. The project started out at approximately $41,000 but by the time the contract was signed on August 5, 2021, it had changed to $51,000. The Board has discussed this situation with HSH but there is not an agreement at this time for progress payments, etc. An attorney will be consulted on behalf of the HOA.
	+ - Julie Ford – can a percentage of the total be paid?
	+ Mike McCullough – the hydro seeding that was put down did not take on some areas. This is the builders responsibility not HSH.
* Snow removal and landscaping maintenance will be done by a different contractor next year.
* The Paul Brienza Memorial Bench has been delivered but Tim suggested that the official placement be done with a ceremony involving all owners.

**REPORT OF MANAGEMENT**

• Sheila thanked WAST for the opportunity to service the community.

* + As Tim stated, landscaping has again been quite the challenge this year. Rocky Top Landscaping quit their contract in May and finding another contractor was hard. HSH presented a contract to do WAST landscaping maintenance for the remainder of the summer. They tried weed whacking around the above ground irrigation system which took a lot of time. There are some discussions with the Board of Directors on performance issues with this contract.
* The new AMR Lake Policy has been approved yet by the Executive Board of Angler Mountain Ranch in agreement with Tim Applegate. Tim asks that WAST Board must be involved with any meetings and discussions concerning the lake in the future.
* Julie Ford recently had issue with her mortgage company demanding flood insurance for being located within a flood plain. This discussion has been a point of discussion with AMR also in the past. RMCM inspected the FEMA flood maps and it appears that the very back corner of the Fords residence touches the flood plain designation. Marty Frank explained the FEMA flood plain issues, but it does not appear to affect AMR or WAST. The TOS does not recognized AMR nor WAST to be in a flood plain.

**HOMEOWNER FORUM**

* Ed Meier expressed concern over the rules such as kayak storage with the Eagles Nest Property Homeowners Association. They are the Master Association for Waters at Silver Trout. Scott Russell stated that he presented the WAST homeowners concerns to the President of ENPHA but did not get a response. The owners of WAST can attempt to secede from ENPHA but that will take an amendment to their Declaration which is cumbersome. When the new Board of Directors is elected, they will address this issue.

**ELECTION OF DIRECTORS**

One Board of Director member is up for election this year, Marty Franks position. Volunteers were sought to run for election but there were no volunteers. By acclimation, the existing Board member, Marty Frank will serve another term.

**NEXT ANNUAL MEETING**

The next Annual Homeowners Meeting of WAST TBD.

**ADJOURNMENT**

• Julie Ford motioned for the meeting to be adjourned at 11:05 AM, the motion was duly seconded and unanimously accepted.