

Draft
OWL MEADOWS HOMEOWNERS ASSOCIATION
Annual Membership and Budget Meeting
December 18, 2023 @ 4:00 P.M. (MT) Via: Zoom Call

MINUTES

1. Roll Call, Determination of Quorum and Call to Order.
Quorum: 2/3 of the votes (20) of the membership.
Roll call was taken and 21 members were either on the call or proxied.
2. Motion to Approve/Waive Notice of Meeting.
Stuart Guthrie made a motion to approve the notice of meeting – Len Metheny seconded, and motion passed.
3. Review and Approval of the Minutes of the December 14, 2022, Annual Membership Meeting. (5 minutes)
Tricia Maxon made a motion to approve the minutes of the December 14, 2022, meeting. Seconded by Tim Moore passed unanimously.
4. Unfinished Business.
 - a) Reserve Study and Recommendation: Don and Tim worked on the study completed in 2022.
The recommendation was given to the board for the minimum of \$82,500 was sent out in March. Recommended that the reserve went from 18K to \$82,500.
 - b) Project Updates: (10 minutes)
 - Fence completed on Northwest side – Completed.
 - Painting Summary. Anita Cody noted that Phases 23 – 30 including the East trash area. They replaced some siding and removed vacated dishes. Stuart Guthrie asked if there is any information on the color of the doors. Anita will try to find the door colors and will circulate the paint color.
 - Paver Project. Len Metheny noted that they got things moving with the permit and received approved plans. The next step is to obtain proposals. 3 sections of the complex in which the owners can decide.
 - c) Financials.
Tim Moore reported that we have \$325,000 in the reserve account. P & L continue to use the reserves for capital expenditure.
 - Discussion on 2024 Budget. Tim Moore noted there are two parts to the dues, operating dues, and reserve assessment.
 - Tim Moore made a motion to approve the 2024 budget and dues increase. Tricia Ward seconded the motion and motion passes unanimously.
5. New Business.
 - a) Insurance Summary Discussion ensued regarding the costs of insurance for the HOA with the issue of Wildfire mitigation. An insurance committee has been established consisting of Tricia Maxon, Len Metheny and Stuart Guthrie to begin investigating the possibilities of insurance premiums.
 - b) HOA Management Discussion (10 Minutes)
 - The cost of Anita doing the work is an extra \$475 per month (may have changed due to timing) Discussion ensued. Teddy Errico stated that the members would agree to keep the status the same for the next year.
 - Creating Contact List – Request asked to create a list for contact for property management contacts.
 - c) Moving of Reserve Money, we moved the reserve funds to a money market account at community bank that has FDIC insurance.
 - d) Dogs Teddy was approached by an owner in one of the units regarding the dog poop on the property. Teddy suggested reviewing the rules and regulations to limit the number of dogs allowed in the units. Tricia noted she sees several other dogs using the Owl meadows grass

and not necessarily dogs belonging to Owl Meadows. Steve Gumble would be in favor of supporting a no-pet policy for short term rentals and Tricia Ward agreed. Steve Gumble Made a motion to consider a two-dog policy for owners and installing a no-pet policy for short term rentals. Stuart Guthrie no dog policy for short term rental guest for no less than 30 days with a 180-day grace period. Amended by Teddy. Tricia Maxon seconded. Vote taken and all was approved unanimously.

6. Election of Directors:

Tricia Ward made a motion to retain the 5 directors and seconded by Liz Edge. A vote was taken, and the motion was passed unanimously. The 5 directors are:

Teddy is happy to continue to serve on board.

Stuart Guthrie

Tricia happy to serve

Len Metheny

Tim Moore

Tricia made a motion Len Metheny seconded.

7. Adjournment. Teddy Errico made a motion to adjourn the meeting.