

Approved Minutes Annual Meeting

Spring Hills Estates Road Improvement and Maintenance Association, Inc.

September 19, 2021

- Call to Order: Bob Cox, President, called the meeting to order at 3:16 pm. The meeting location was 4620 Silver Spring Circle with some attending 'in person' and others via Zoom.
- Roll Call: Melissa Holder, acting Secretary, reviewed proxies and accounted for shareholders in attendance via in person and via Zoom. Attendance consisted of seven (7) shareholders in person, six (6) via Zoom, and thirteen (13) proxies, for a total of twenty-six (26) shareholders represented. Twenty-two (22) homeowners are needed to reach a quorum. The quorum was certified as attained.
- Approve Agenda: Bob Cox asked for review of the agenda. There were no comments or changes requested. Glenn Turner moved to accept the agenda as written, seconded by Pat Abood, and was approved without objection.
- Approve Minutes: Bob Cox asked for review of the Draft minutes of the 2020 Annual Meeting. There were no comments or changes requested. Pat Abood moved to accept the minutes as written, seconded by Whitney Powell, and the motion was approved without objection.
- Treasurer's Report: Dianna Sommer, Treasurer, went over the actual expenditures in the budget. INCOME: All assessments were collected for 2020/2021. EXPENDITURES: Plowing and Sanding were higher than budgeted because of the amount of snowfall. Sweeping expense by Knik Sweeping was as expected. We used a new contractor, Straightline, for Crack Sealing in areas overlaid with new asphalt in recent years; the Board has decided not to waste money crack sealing in areas that will likely be overlaid in the next few years. Paving/Patching expense came in below the budgeted amount. The Accounting expenses were double the budgeted amount because the prior year's expense slipped into this year. The Board approved an extraordinary expense for legal services, \$973, to address the questions surrounding the ADU constructed at 4720 Silver Spring Circle. The remaining expenses were on par as budgeted.

Bob Cox went over the proposed next year's budget which includes no funding for overlay paving. The plan is to contract for pavement overlay projects every other year instead of annually, as pricing is more favorable when there is more work, unless other areas warrant immediate attention. Dues of \$950 per member, same as last year, were proposed.

Tod Burnett / Patrick Cunningham motion/second to approve the proposed budget. The proposed budget was opened for discussion.

Glen Turner expressed her appreciation for the snowplowing and road maintenance work done over the years. She has always been comfortable driving a smaller car in the winter on the subdivision roads. Discussion about whether the MOA could take over these services at some point, but it was pointed out that the roads would have to meet MOA design and construction standards, which they do not currently.

Discussion about AWWU water and sewer service, this would entail a very significant expense to build the infrastructure throughout the subdivision, which cost would have to be borne by the shareholders. Then the AWWU charges a monthly fee for services.

Bob Cox asked for a vote to approve the proposed budget as written, budget was approved without exception.

President's Report: Bob recounted the many changes during the past year: Tish Rossi briefly moved out of the subdivision and resigned her board position. Bob performed Treasurer duties for the remainder of the year. We moved our banking from Northrim Bank to AlaskaUSA for convenience in February.

The Board met earlier this month and appointed Dianna Sommer to the open director position, and she has been training as Treasurer. We hope she will continue into the new year. Diane and Dean Carson are now retired and will be traveling out of state for extended periods; thus they will not continue on the Board. Finally, Bob and Melissa have sold their home (under contract presently) and are buying a home in Frisco Texas.

During the year, the Board addressed concerns about the ADU unit mentioned earlier. After reviewing the opinion of legal counsel and information submitted by the homeowner involved, the Board met in December and concluded that no violation of the Covenants had occurred. This decision was shared with all shareholders at that time and Bob has not received any further feedback since then.

Old Business: Discussion regarding our current snowplow contractor was raised by Whitney Powell regarding snow being piled in front of her property on Golden Spring Circle. Chris Bond mentioned that quite a bit of snow also gets pushed onto his property, although it may not be apparent. The problem is the number of driveways off the cul-de-sac and overall limited space to put snow; solution is probably to haul out snow more frequently. Bob Cox will discuss this with Northern Edge.

Discussion regarding reflective markers being placed on edge of pavement may be conflicting with the snowplow's ability to push snow in the easement (ditch) between the edge of the pavement and the actual beginning of shareholder's property. Some homeowners do this so the snowplowers know where the edge of the pavement is, while others are hoping to get less snow in front of their property. The snow usually contains rock/sand as well, which is a challenge to clean up in the spring. Bob Cox confirmed that the ditch in the easement is the place snow is meant to be pushed and that owners should be mindful of not placing markers too close together and interfere with proper snow removal.

We received two bids from Northern Edge for the coming winter, one on a per-snow event basis and one on a monthly lump sum basis. The Board will review these.

The Board did not take any action on proposed Bylaw amendments this year, still on the to-do list.

New Business: No new business was discussed.

Election of Directors: Three positions on the Board are open for 2020-2021.

Bob opened the floor for nominations. Bob nominated Dianna Sommer, seconded by Tod Burnett, and passed unanimously.

Pat Abood nominated Lisa Taylor-Cunningham, seconded by Whitney Powell, and passed unanimously.

Bob nominated Whitney Powell, seconded by Lisa Taylor-Cunningham, and passed unanimously.

The new Board will meet in the new week and select Officer positions.

Next Meeting: The next Annual Meeting will be held on the third Sunday in September 2022 per the By Laws. This will be September 18, 2022, at 3:00 pm, location TBD.

Adjournment: Lisa Taylor-Cunningham moved to adjourn the meeting seconded by Pat Abood. The motion was approved unanimously. The meeting adjourned at approximately 4:30 PM.