

# Sauk Mountain Annual Meeting

Jan 23, 2025

Meeting at Cascade Pizza called to order at 6:03

Present at Meeting: Giles Little, Roland Noe, Ellonna Rybalko, Kenneth Cayou, Debbie Pedersen, Brenda Henry, Brianna Upper, Eric Johansen, Miles McDonald, and Matthew Rouse

Roland moves to approve Minutes from meeting Jan 2024 Eric Second. All in favor.

## Treasurers report

- Year end balances
  - Operating account \$8,927
  - Reserve Account \$10,057
- Total income 2024      \$13,341.84
- 2024 Expenses
  - Landscaping              \$9013.80
  - Insurance                \$1400
  - Web Hosting              \$455.70
  - LLC renewal              \$20
  - Stamps/envelopes      \$85.70
  - Total                      \$10975.20
- 2025 Budget
  - Landscaping              \$9120
  - Insurance                \$1405
  - LLC                        \$20
  - Off Supplies              \$150
  - Tax return                \$200
  - Fencing?
  - Retention pond?
  - Total                      \$10,895 to ?
- Dues Report as of Jan 20 2025
  - 23 owe \$120
  - 9 owe \$270
  - 4 owe \$300-490
  - 36 total outstanding

- Roland moves to send all accounts over \$400 to collections. Eric seconds. All in favor.

#### Other business

- Reminder of SaukMountainHOA.com website for information – renewed for additional 3 years.
  - It was brought up that updating or removing the calendar needs to be done.
  - Dues and meeting notice wanted on website
  - Look into method of payment for website or other payment options
- Dues are back down to \$120 this year. Houses are selling and the \$200 fee for the transfer is helping a lot. Also had some larger past debts paid.
  - Discussion and recommendation of payhoa.com or gozego.com and/or adding venmo, zelle as options for payment in addition to checks
- It was brought up that a social media or facebook site could be helpful. At this point the thought is that there isn't a good way to monitor and respond to things on social media, and continuing the emails through the website is the best currently.
- Non-profit has been renewed for 2025
- Insurance has been paid for 2025 and only increased \$5
- Tax return will be submitted by end of January
- Suggestion of dues notice to be on the website. Will have that added.
- Retention pond and ditch update
  - Lance Percas who works at the golf course has been contacting Roland regarding the golf course and the drainage. He would like the HOA to re-route water somehow to prevent the golf course from being as wet as it is.
  - On discussion the membership agrees that we should not do any altering of the ditch and pond without specific direction from the city engineers.
  - If the executor to Bob Ruby Estate (Henry Ruby) would like to meet with us and the other association at the city then we are willing to do that, but will not adjust or deviate from what has been developed by the developer at the instruction and supervision of the city
- Fencing project on Portobello near park–
  - quotes were received for repairing fence (\$13,000) or replacing fence on Portobello near park (\$19,000) In the meantime someone nailed the boards back up. Roland offered to work on the fence in the spring when the weather improves for the cost of the wood. Membership agreed that repairing at low expense the preference.
  - Discussion was had about whether the fence is needed, and for liability reasons the thought was it should be there.
- Brenda brought up trees going up to the neighborhood. Some trees going up to the neighborhood that line Portobello have fallen over, and one was knocked over by the contractor working on the road for the city. After it was knocked down the city removed the tree. We will talk to the city about replacing the trees coming up to the

neighborhood, even as they are technically our responsibility, especially as their contractor knocked one over.

- Miles brought up garbage dumping etc happening on the road coming off of the South-West Corner of Arrezo. Dumping is happening on Granite Holdings land. There is a gate past there and down the hill slightly that the association and PSE and the city have locks to. Will discuss with city and other involved parties of moving to have a gate off the corner of Arrezo can be done to prevent people driving up there and dumping as well as other activities. In the meantime will discuss cleanup with the city and/or granite.
- A discussion was had about rules and enforcement and financial penalties. It was agreed that excessive policing with notices and fines was not what people are wanting, and the HOA will rely on people to self-regulate and will address concerns as they are brought up.
- A specific concern was raised with regards to a back yard porch and house that has a lot of flammable materials and extra debris around the house as well as a garage stacked floor to ceiling with wood which is an eyesore, but also a safety concern. It was discussed that while we do not have jurisdiction in the backyards, if there is a fire concern or other hazard then reaching out to code enforcement or the fire department is probably the best course of action.

#### Election of Officers

Current officers Sarah Pritchard Secretary, Eric Johansen At large member, Chris Strain Vice President, Roland Noe president and Giles Little Treasurer

#### Board nominees

President Roland Noe

Vice President Miles McDonald

Secretary Debbie Pedersen

Treasurer Giles Little

At Large Eric Johansen

Roland moved to elect board as above, Debbie second, all in favor.

Meeting adjourned at 7:50

Respectfully submitted

Giles Little, Treasurer