

Grassy Creek Annual Meeting Minutes

December 30, 2021 @ 10am via Zoom

Present: Mark Otis Humphrey, Dan Huber, Toni Haskell, Randy & Kellie Nelson, Cassie Haskell, Ann Bechtel, Katie & Wayne Maurer, Walter Oleski, Donnie Wilson, George Adrian

Others Present: Medora Fralick, Andrea Wilhelm, Frank Leonard (Commercial Property Group)

Mark called the meeting to order shortly after 10am and provided a brief update on the State of the Neighborhood. He mentioned that he had sold four lots this year (6, 19, 23, & 34) to new owners and has a few other lots listed for sale, all of which have water on site. Three of the new lot owners were present at the meeting and were introduced including Donnie Wilson, Ann Bechtel, and Randy & Kellie Nelson.

The first item on the consent agenda was approval of the 2020 Annual Meeting minutes. Dan Huber made a motion to approve them as presented, Donny Wilson seconded the motion, and all those present were in favor with none opposed.

The next order of business was formal ratification of the 2022 budget which reflected an increase in operating dues to \$1250 per lot. Most line items in the budget remained similar to 2021 with the exception of increases in road maintenance, weed spraying, and management fees. The balance sheet was also reviewed showing \$69K in assets on 11/30/21. Mark Otis Humphrey made a motion to approve the budget as presented, Dan Huber seconded the motion and all those present were in favor with none opposed.

The third item on the agenda pertained to three expiring Board seats for Dan, Mark, and Toni. All three were willing to serve another term and Donnie Wilson also expressed interest. It was decided that Donnie Wilson would be appointed to the Board when George Adrian resigned due to the upcoming sale of his lot. Cassie Haskell made a motion to re-elect all three members, George Adrian seconded the motion, and all those present were in favor with none opposed.

Next, Medora Fralick provided an update on the hunting season applications and explained that because the Division of Wildlife had postponed their application process to February, applications to hunt at Grassy Creek will be postponed until March 1st. She reminded everyone that there are currently three requirements: the application posted on the owner portal, a certificate of insurance, and written permission to hunt on another land owner's property (if applicable). Ann Bechtel inquired if insurance was required for archery season and the Board agreed it was still required for liability reasons. Randy Nelson asked if he needed to submit an application to hunt on his own property and the Board indicated that was not necessary. CPG was asked to gauge the interest level of various owners as it pertained to 2022 hunting applications to determine who planned to hunt during which seasons and which owners wished to allow hunting on their properties.

Next there was a brief discussion about the entrance gate being open during certain daytime hours Mon-Saturday. Andrea Wilhelm reminded owners that she could provide gate openers and/or personal access codes to anyone who needed one. Dan Huber brought up a concern about security and suggested the installation of some security cameras through the neighborhood. Mark said he would

personally take charge of that effort with some game cameras positioned on the road at his personal expense.

Wayne Maurer asked if there was a homeowner directory and Andrea explained that CCIOA regulations prohibited the sharing of that information without affirmative written consent from each owner. She said she would ask for that consent when sending the Annual Meeting minutes but in the meantime, CPG would be happy to provide any neighborhood-wide communications on an owner's behalf.

Relating to the above, it was discussed that Donnie Wilson has a weed spraying business and would be taking over the road side weed spraying in 2022 at a very reasonable cost. As homeowners are responsible for weed mitigation on their individual lots, Andrea said she would send an email on his behalf next spring to see if any owners wanted to opt in to engaging him to spray their properties.

Next, Mark gave an update on the trail that has been established and marked on the tail end of the subdivision and said he was in the final process of solidifying the legal easements. The lots that have already sold were included in those easements and ultimately, he said he would like to establish a trail on the other side of the association as well. Katie Maurer asked what uses were allowed on the trails and Mark said they were currently designated for non-motorized uses with the exception of motorized vehicles needed for game extraction. This issue could be open to future discussion.

The final topic in the meeting was a discussion about fences, prompted by a recent perimeter fence submittal from Donnie Wilson to the ARC. Andrea shared the current language from the covenants and the guidelines – the former which does not prohibit perimeter fences but the latter currently does. The conversation was tabled for further discussion by the Board to consider either granting a variance or changing the guidelines once Donnie's submittal materials were reviewed. A similar question arose when Randy Nelson inquired whether he could camp on his property in a camper for a few days as the covenants are somewhat conflicting in sections 4.2 and 4.6. Randy said he would submit a request to the Board if/when he wanted to camp and the Board could consider the issue then.

With no further business, the meeting adjourned at 11:15am.

Recorded by,

Andrea Wilhelm

Commercial Property Group