

SWEETWATER GOLF COURSE AND OMEGA HOA
BOARD MEETING
OCTOBER 12, 2019, 9:00 A.M.

Board Members in Attendance: Mark Anderson, Greg Vause, John Sullivan, Jon Nichol (by phone), Bob Peterson, Mark Weiss, Don Jardine, Jim Roberts

1. Approval of Minutes (June 8, 2019 Morning and Afternoon, and June 29, 2019):

June 8, 2019-Under Fees, 1st line should read “issues found by the engineers”, 3rd line should read “to fix all road issues found by the engineers”, 4th line add \$ to 84.

Motion to approve the minutes with the minor changes by Don, 2nd by Jim, vote was unanimous.

2. Resident Comments: Nate Parry asked the board to look into possible fixes for the 28 ft height restriction. Nate and Mark will look into possible solutions for the April meeting. Nate promised assistance from the Home Builders’ Association to assist in an attempt to amend the CC&Rs.

3. Financial Report: Bob Peterson/Tiffany Wahlberg: Current cash balance is \$245,000, of which \$16,000 is building deposits. Current receivables are in line with 2018. Tiffany has sent all accounts overdue more than one year with no payments to the Credit Service of Logan. So far \$65,000 has been spent on roads. There may be an additional \$65,000 for roads and \$20,000 for other expenses before year-end. Tiffany feels that provided the road budget returns to \$50,000 after 2020, an increase is warranted, but the 25% is too much and will result in a large surplus building back up within 10 years.

4. Roads: Jim Roberts and John Nichol: Staker Parsons work on the roads was disappointing and did not meet the engineers’ specifications. They have promised to fix the issues before the end of the month. The board would like to continue to use the engineer for one more year. Motion to allow Jon & Jim to award and sign a contract for 2020 once it has been reviewed by Mark provided the contractor meets the engineer’s specifications and the bid is within the set budget by Don, 2nd by John.

Jon and Bob left the meeting at this point.

5. Reimburse Hillside HOA for work by Lutz: Mark Anderson: Motion by Don to pay the invoice for \$1760.50, 2nd by John, vote was unanimous.

6. County Sheriffs Jurisdiction Over HOA Roads: Jon Nichol: Jon has discussed the proposal with the Sheriff. Jon and Mark will contact the county attorney within 30 days and ask him to look into an ordinance which can be approved by the county commissioners. Motion by Mark, 2nd by Jon to agree to jurisdiction under Utah Code 41-6a-214 and agree as the owners of the roads to allow the county to write an ordinance to take jurisdiction, vote was unanimous.
7. Snow Removal: Motion by Mark, 2nd by Jim to allow Bob to sign the renewal contract with Bear Lake Landscape, vote was unanimous. The board would like to not plow Yarrow between the houses to keep damage from being done to the road.
8. Signs and Dumpster Fence Repairs: John Sullivan: John will purchase a few additional signs. Mecham would like a dead-end sign on Bluegrass. The dumpster fence repair of \$3,000 will come from the road budget.
9. 2020 Budget: Tiffany Wahlberg (Proposals by Don)
 - a. Laminated Rules: \$1200 to print and distribute laminated rules to all cabins. Mark will talk to Bill England about a possible sponsorship. Don will put together the flyer.
 - b. Board Expense Reimbursement: Motion by Don to reimburse mileage and other expenses for board members performing their assignments (will not apply to board meetings), 2nd by Mark, vote was unanimous.
 - c. Computer Monitor: Motion by Don to purchase a computer monitor for Jim to review plans, 2nd by Mark, vote was unanimous.
 - d. Blinking Speed Signs: Don would like to purchase speed signs that flash the actual speed. The cost would be \$2600 per sign. The board thought that was too high, so Don will look into other options.
 - e. Fee Increase: Motion by Jim to reduce the approved fee increase to 15% from 25%, 2nd by Mark, vote was unanimous.

Motion by Jim to approve the 2020 budget with the change for the fee increase, 2nd by John, vote was unanimous.
10. Bear Lake Water Company: D. Mark Weiss and Mark Anderson: The water company meeting was cancelled, but the new well has been connected to the system and the water rights are in the approval process.
11. Short Term Rentals: Greg Vause: Greg has received approval from the county to require an approval from the HOA before approving a short-term rental permit. Greg will provide a draft form to the board for approval.

12. Website: Jon Ord: Jon was unable to attend.
13. Building Permits and Issues: Jim Roberts: The building permit process is working well now. There have been 8 permits so far this year.
14. Future Board Meeting Location: The next board meeting will be held at the Bear Lake Water building to allow for a more public setting.
15. Payment Approval Process: No changes needed
16. Bylaws : No discussion needed
17. Other Business: Motion by Jim to update the late fee schedule to the process currently being followed, 2nd by Mark, vote was unanimous.
18. Next Board Meeting: April 18th at 10am at the Bear Lake Water Building.
19. Adjourn: 12:59pm