

**SWEETWATER GOLFCOURSE HOA
ANNUAL MEETING
JUNE 16, 2018**

Roll Call/Sign in Process—Alan Edwards

Everyone in attendance has signed in and receive their voting information.

Review Notice to Members—Alan Edwards

Everyone in attendance received the notice. It was mailed out as well as being posted on the website.

Review Minutes of the 2017 Annual Meeting—Alan Edwards

Motion by Burke Christensen, 2nd by Greg Vause, vote was unanimous to approve the 2017 annual meeting minutes.

Report of President—Alan Edwards

The vote to change the CC&Rs failed because not enough votes were received. The two changes would be to combine the CC&Rs for all of the subdivisions and to specifically prohibit short-term rentals. Of the ballots returned, more voted to change the CC&Rs than voted to prohibit short-term rentals.

Report of Secretary/Treasurer—Alan Edwards/Tiffany Wahlberg

In the past, the HOA has invoiced for the HOA and water fees. This year, the water company began invoicing for their own fees, so all owners will receive 3 total invoices, HOA in February and water in June and October. The receivables for the HOA are down about \$30,000, some of which is due to not including the water fees. The old accounts receivable is down by 13 accounts and \$8,000.

The checking balance is up about \$30,000 from last year. There is major work planned on the roads that will use up the majority of this difference. The road maintenance is up by about \$10,000 and snow plowing is down by \$9,000. There was also an increase to legal fees due to the CC&R vote. Building fee income is up due to increased building.

Election of Directors—Alan Edwards

3 board members' terms are expiring—Don Jardine, Jon Ord, and Greg Hudnall. All 3 are willing to serve again, and 1 application was received from Nikki Sterner. Each candidate was given the opportunity to tell a little bit about themselves. A vote was then held of the owners in attendance. The 3 candidates receiving the most votes were Don Jardine, Jon Ord, and Greg Hudnall, so they will continue to serve on the board.

Report on Water—Alan Edwards

All of the forms needed to become a local improvement district have been submitted to the county, but it has not moved forward. Mark Anderson will be approaching the county and will work to move that forward to the Lieutenant Governor's office for approval. Hopefully the final approval will be received by the end of the summer. The advantages to becoming a governmental entity are bonding, increased ability to obtain water rights, and improved collection capability.

Please do what you can to conserve water and limit outside watering. The water company is trying to purchase additional water rights.

Report on Roads—Don Jardine

The roads will be completed by June 24th and mag water will be applied on June 25th. There is more work being done on more roads this year. The HOA hired an engineering company to examine the roads and give recommendations on the work that should be done, to provide specifications to give the contractor, and to supervise the work being done on the roads. The engineering company put together all of the recommendations in a priority list for the HOA to complete over time. This should help bring the roads up to a point that will require minimal repairs going forward. Another major project that was completed is that the roads and cul-de-sacs that have been overgrown were mowed and sprayed with Kilz-All in order to reclaim those areas that have not been built on. The road base on those roads is still in good shape.

Report on Building Permits/Issues—Jim Roberts

There are 11 building permits so far this year, but Jim has also received several phone calls from other owners who will most likely build this year.

Report on Website—Jon Ord

The website is www.sgcha.com.

Report on Weeds—Greg Hudnall/Scott Heiner

The county does the spraying on the roads. Lot owners are responsible for the weeds on their own properties. The website lists the noxious weeds with photos. The most noxious are dyer's woad, which is yellow, hound's tongue, and thistle. Please make sure to spray or pull the weeds, rather than cut them down. If a homeowner does not take care of the weeds on their lot, the county can spray and add the cost to the property tax amount.

Report on Dumpsters—John Sullivan

The signage around the dumpsters have been updated. There were several street signs that were missing or damaged that have also been replaced. If any of those were missed, please contact John Sullivan. His contact information is on the website.

The county is concerned about commercial dumping and hazardous waste dumping. They have added some signage and are prepared to assess fines. The HOA has hired some individuals to clean up the area around the dumpster. Please make sure to only dump items that fit in the dumpsters and to make sure to close the lids.

Issues from Members and Other Business

The fees will be the same as previous years, which makes 7 years with no increase. The fees invoices will no longer list the dues and snowplowing separately. The fees will now be combined into one line on the invoice.

There were some questions about snowplowing. The HOA uses Bear Lake Landscape. They will do their best to push the snow in a way that doesn't push the snow down driveways, but in some cases it is inevitable. For issues with snow plowing, please contact Bob Peterson.

There was also a question about the Ideal Beach Fees. The HOA has no control over the fee charged, however the HOA will be contacting Ideal Beach to ask them to control the costs as much as possible in order to keep to the spirit of the agreement allowing the HOA owners to use the resort.