

**SWEETWATER GOLFCOURSE HOA
MORNING BOARD MEETING
JUNE 16, 2018**

Board Members in Attendance: Alan Edwards, Don Jardine, Jim Roberts, Jon Ord, John Sullivan, Greg Hudnall, Burke Christensen

Board Members Excused: Bob Peterson, Mark Anderson, Scott Heiner

Others in Attendance: Tiffany Wahlberg

Minutes of April 28, 2018 Board Meeting—Alan Edwards

Delayed until the next meeting.

Financial Report—Tiffany Wahlberg

Cash is up by about \$30,000 from last year, although there will be a lot of work on the roads to pay for in the next few months. Accounts receivable are down by \$30,000, the majority of that is due to the water fees being billed separately. The accounts in collection are down by \$8,000 and 13 accounts. We still have the account in Germany that should be foreclosed and one lot that should be sold. All expenses were similar to previous years, except snow removal was down about \$9,000 and road maintenance is up by \$10,000 and will be quite a bit higher. Building permit fees are also up from last year. By year-end, the reserve balance should be around \$170,000. The board is looking at some road improvements and some additional projects that will be using up some of that reserve.

Roads Report—Don Jardine

The roads are scheduled to be done by June 24. Mag water will be applied on June 25. The board hired an engineering consultant that is looking at all the roads and has given a prioritized list of improvements that should be done to bring the roads up to a condition that should decrease the number of annual repairs needed. The engineer has also provided the specifications of materials needed and will inspect the completed work. The material that was tested and approved will come from the contractor's pit, so that will save some cost. Several cul-de-sacs were mowed, that are undeveloped, so this will allow lot owners to see the road locations. Rentmeister's cul-de-sac was missed, so Don will get it scraped this week. Then the weeds on those roads were sprayed, including Rentmeister.

Building Permits and Issues—Jim Roberts

There have been 12 building permits so far and there will most likely be more. The building permit form on the website needs to be updated to remove Steve Stoke's secretary. For now these will go to Jim Roberts.

Website Report—Jon Ord

Kent Parker will need to be removed and after the member's meeting, the other officers will need to be updated.

Signs/Dumpsters—John Sullivan/Scott Heiner

Bob is having his kids clean up and it has been working well. The county has posted their rules and placed cameras at the dumpsters. They are going to try to stop the dumping of hazardous materials and other issues.

Weeds—Greg Hudnall/Scott Heiner

We have to ride around with the guys from the county in order to get the roads done. Greg has a hard time doing this because the county would prefer Monday, but Greg works on Mondays. He will take some time off to do this in September. The county will come in and spray weeds on lots and will bill the owners on their property tax notice if an owner has been notified but has not taken care of the problem. A suggestion was made that any notification include an option of a company that provides weed control service.

Water Report—Alan Edwards

Everything has been submitted to the county, but they have not completed the next step, so Mark may end up having to do the next step. Mark's goal is to have this completed by the end of the summer.

Assignments and Procedures for Annual Meeting—Alan Edwards

Greg will man the sign in table and will assign votes based on the number of lots/cabins.

Agenda will follow the one required by the bylaws.

Other items

The board has asked Burk to write a letter to Ideal Beach asking them to better honor the agreement to allow the Sweetwater owners to access the resort. The fees have been increasing dramatically and does not seem to be reasonably related to the costs.

The board would like to look into hiring individuals to handle more of the questions, building permit issues, rather than relying solely on the volunteer board members. Jim will look into having the architect handle more of the building permit process. If that won't work, then Tiffany could receive the paperwork, scan it, answers the procedural questions, etc. Motion by Greg, 2nd by Burke to arrange help from the architect's secretary with the building permit process.