

**SWEETWATER GOLF COURSE HOMEOWNERS ASSOCIATION
BOARD MEETING
HELD JUNE 13, 2020 at the Bear Lake Water Company Office
(with some Board Members participating via Zoom)**

Board Members Present:

Mark Anderson
D. Mark Weiss
Jim Roberts
Don Jardine
John Sullivan
John Ord
Burke Christensen

Board Members Excused:

Jon Nichol
Bob Peterson

Others Present:

Greg Vause
Tiffany Wahlberg

1. Call to Order:

Mark Anderson, President, called the meeting to order at 9:05 a.m.

2. Approve Board Meeting Minutes (May 2, 2020):

It was moved by Burke Christensen and seconded by Jim Roberts as follows:

That the May 2, 2020 minutes of the Board of Directors of the Sweetwater Golf Course Homeowners Association be approved and adopted as presented.

The motion carried unanimously, with all Board members in attendance voting in the affirmative.

3. Board Member Reports:

4. **Mark Anderson:**

Mr. Anderson updated the Board concerning current activities of the Bear Lake Water Company. Mr. Anderson and Mark Weiss serve on the seven member Water Company Board of Directors.

14. **Financial Report:**

Mark Weiss suggested that agenda item 14, Tiffany Wahlberg's Financial Report, be taken out of order as a courtesy to allow Mrs. Wahlberg to leave the meeting early, if she so desired. In response, Mark Anderson called on Tiffany Wahlberg to present the HOA's Financial Report. The Financial Report did not reflect any major changes from the financial position of the HOA one year ago.

5. **D. Mark Weiss:**

Mr. Weiss reported concerning a meeting with Frank Corgiat, President of the Sweetwater Park HOA, concerning the roads that serve the Sweetwater Hill. Heavy vehicles have been damaging portions of the roads, which are maintained by the respective HOAs. Mr. Weiss presented ideas concerning what might be done to limit heavy trucks and equipment on the Sweetwater Hill during the winter and to make builders and other operators of heavy trucks and equipment responsible for their damage to the roads. Mr. Weiss will prepare specific ideas and proposals for the next Board meeting.

6. **Jon Nichol:** No report.

7. **Jim Roberts:**

Mr. Roberts provided information regarding road maintenance activities that have been conducted and are nearing completion. He suggested that the Board should set priorities for annual road maintenance activities. It was moved by Jim Roberts and seconded by Burke Christensen as follows:

That road maintenance priorities, with unit prices, for next year be presented to and be considered by the Board.

The motion carried unanimously, with all Board members in attendance voting in the affirmative.

8. **Don Jardine:**

Mr. Jardine reported concerning the County's spraying of weeds along the sides of the roads. Bear Lake Landscaping will present a proposal to spray weeds in other areas within the HOA.

9. **John Sullivan:**

Mr. Sullivan noted that some road signage within the HOA needs attention. He briefly discussed the laminated rules that have been distributed to every cabin and home within the HOA. Burke Christensen agreed to follow up with a homeowner who had a concern with the way the laminated rules were delivered to his home.

10. **Jon Ord:**

Jon Ord reported concerning the HOA website, particularly CC&R (Covenants Conditions and Restrictions) upgrades on the website. He requested minutes from 2019 Board meetings, so they can be posted on the website.

11. **Burke Christensen:**

Mr. Christensen reviewed HOA insurance issues and related matters.

12. **Bob Peterson:** No report.

13. **Greg Vause:**

Though present, Mr. Vause had nothing additional to report.

14. **Financial Report: Tiffany Wahlberg:** Taken out of order earlier in the meeting.

15. **Resident/Property Owner Concerns:**

Concerns such as open fires, noise, and the number of occupants in some short term rental properties were discussed. Burke Christensen agreed to look into signage costs and options and report back to the Board.

16. **Annual Meeting:**

The Board members discussed alternatives for the annual members meeting, including an outdoor venue, a hybrid in person and electronic meeting, and proxy voting.

It was moved by Burke Christensen and seconded by Mark Weiss as follows:

That, in compliance with Section 2.8 of the HOA Bylaws, a formal proxy be sent, along with the annual meeting announcement, for all future HOA member meetings.

The motion carried unanimously, with all Board members in attendance voting in the affirmative.

17. Other HOA Business:

None of the Board members had additional business to present.

18. Date, Time and Location of the next Board meeting:

It was moved by John Sullivan and seconded by Burke Christensen as follows:

That the next Board meeting be held electronically on July 11, 2020 at 9:00 a.m.

The motion carried with Jon Ord voting in the negative and all other Board members in attendance voting in the affirmative.

19. Adjourn:

Mark Anderson declared the meeting to be adjourned at 11:48 a.m.

Approved by the Board of Directors of the Sweetwater Golf Course Homeowners Association on the 8th day of August, 2020.

Mark Anderson, Chair