

1st Quarter, 25 February 2023
Foothills Property Owners Association Regular Board Meeting Minutes
(Zoom Meeting)

1. Meeting called to order at 10:00 AM

2. Attending:

- a. Board Members: Jack Swarsbrook, Guy Dahlbeck, Miriam Foster, Bob Joslyn (Quorum Seated)
- b. Association Members: Dick Good, Dick Milon, Ross Kirchner, Betty Cochran, Jerry and Bev Thurber, Barbara Red

3. Board Officer Election:

- a. Guy Dahlbeck moved “that Jack Swarsbrook continue as President; Bob Joslyn, become Vice President; and Guy Dahlbeck, become Secretary/Treasurer.” The motion passed by unanimous voice vote.

4. ACC Committee Changes:

- a. Jack Swarsbrook reported on behalf of the ACC that he will now chair the board and that there is an open seat on the committee. Guy moved that “the board appoint Barbara Red to the committee.” The motion passed by unanimous voice vote.

5. Financials Forecast and impact of recent snow events:

- a. Guy gave a report on the impact of recent snow events on FPOA financials
 - i. We have exceeded budgeted monies which were based on solid historical expenditures
 - 1. Adjustments have been made to following years to account for the possibility the number of snow events continue in future years.
 - ii. Inflation has increased all of our CC&R mandated expenses and expenses FFPOA
 - iii. In the last two years, the difference between revenues and expenses has grown smaller.
 - 1. At the current rate of inflation and with only a 5% increase in dues annually, cash on hand decreases to perilous levels as early as 2026.
 - 2. 2022 and 2023 year’s dues were based on 5% raise but the Consumer Price Index allowed for a 7% and 6.5% raise in dues respectively.
 - a. \$420 assessed 2022 (5%); \$427 CPI allowance baseline
 - b. \$440 assessed 2023 (5%); \$455 CPI allowance baseline
 - iv. Guy moved that the “board approve a raise in dues for 2024 based on the baseline set by the CPI in 2022 and 2023.” The motion was passed by unanimous voice vote.

6. Specialty Paving Assessment:

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- a. Jack provided a report on the positive assessment of the declarant installed drives by Specialty Paving which validates assessment given by Mauer Chip Sealing 3 years ago

7. Chip Seal Contract:

- a. Jack presented the proposal by Mauer Sealing and Striping to chip seal the declarant installed drives in the amount of \$7500.00.
- b. Guy moved that “the board accept the contract with Mauer and that move forward with chip sealing the declarant installed drives.” The motion passed with a unanimous voice vote.

8. Fine Policy:

- a. Jack presented a fine schedule and a proposed association fine policy
- b. Guy moved that “the board adopt the fine schedule and review and edit the policy letter.” The motion passed by unanimous voice vote.

9. Zoom Account:

- a. Guy moved that the FPOA “sign up for a Zoom account” The motion passed with a unanimous voice vote.

10. Status of the entrance sign light

- a. Bob presented a report on the status of the entrance light
 - i. Wiring has been sabotaged twice (wiring cut), last time they evidently shorted the control box. Unit will be returned to manufacturer for assessment.

11. Regular meeting was adjourned at 11:30 AM.

Signed

Guy Dahlbeck, Secretary/Treasurer