GWEOA Annual Meeting 11/11/2022 Minutes

* Meeting Called to Order 10:05
* Introductions (at least 14/32 lots represented)
* Approval of last year’s minutes (approved 10:13)
* Treasurer’s report
* Next Year’s Budget
  + Dues decreased to $36 from $72
  + Legal budget item reduced as now also have contingency fund
  + 2024 Budget approved at 10:17
* AIC report (see attached)
  + At least 5-7 projects reviewed this year and more known to be coming
* Water Discussion
  + Water shares allocation report required to be sent annually
  + In the past this was combined with the Owner of the condo units and their HOA but this has not worked recently
  + Discussion of the 3 water shares for the development
    - 1 for GWEOA, Eagle Sky has 2
    - However, GWEHOA has claim to portion of the Eagle Sky shares when needed
    - Will work on making sure this has clarity and the HOA has understanding of this structure
  + For the annual water meter readings report to the state, we will need semi-annual readings
    - GWEOA wants to be more consistent on this in the future
    - GWEOA wants to deliberately monitor and record water meter reading moving forward (end of April and October)
    - All asked to read their meters and sent to Pete to establish initial baseline
* Fire mitigation projects on going
* Old Business (11:05)
  + Short Term Rentals – Currently the county has a freeze on new short-term rentals as they decided new regulations were needed
  + Make sure Pete has your contact info if you want to be on the neighborhood contact list
    - Working on secure way to share info with neighborhood
  + Some recent robberies discussed
  + Street signs- discussed with county for possible official street signs with ‘tail’ that also notes dead end
  + Discussion of recent valley maintenance
* New Business
  + New state rules for HOA’s will need to be worked into bylaws, will cost legal fees
  + Discussion of possible county plan for a CR 99 by-pass
  + Election of New Director – Rob Stovall was re-elected to a 3-year term.
* Meeting Adjourned 11:53

***2022 Minutes approved 10/21/2023***