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***