

York Gulch HOA
2/1/24 meeting minutes
Thursday, February 1, 2024

Location: Beckel Home

Time: 6:00 PM

Adjourned: 8:00 PM (approx)

Attendees: Darrell/Heather Huntoon, Curtis/Tina DePoyster, Dave/Judy Gallaher, Courtney Donovan, Mari Jo Crouse, Dave Andrews, Melissa Pierce, Stephanie Vogt, Laurie Beckel, Jette R Hogenmiller.

We have a quorum.

Treasurer's Report:

Emergency Fund \$17,644.21

Checking: \$435.44

Savings: \$8190.80

Annual Expenses:

Mailing: 287.99

Internet/Email: 131.94

Insurance: 1075.00

Annual Meeting: 123.58

Forest Service Permit: 2318.35

Bank Fees: 123.10

Secretary of State: 100.00

PO Box 118.00

Total Expenses: \$4277.96

Total Income 2023 dues: \$3973.87

Deficit: \$304.09

New Business:

Election of Officers:

President: Laurie Beckel

Vice President: Dave Andrews

Treasurer: Tina Depoyster

Secretary: Heather Huntoon

***Webmaster-Curtis Depoyster**

Motion to approve 2024 officers by Curtis Depoyster

2nd by Judy Gallaher

Motion Approved-unanimous

***Thank you Courtney Donovan for your service as secretary for the past 5 years.**

HOA annual dues:

Discussion of current funds: We are running in the red and need additional funds to be in the black. We need to market it on Facebook and via email reminding about dues, stating the NSF permit has gone up and we are not meeting our financial needs. Home and property owners within the HOA boundaries are required to pay dues. Laurie will write a post on facebook asking for dues for the 2023-24 year.

Discussion of raising to \$75-90 and tiered system for home vs landowners.

Dave Gallaher made a motion to increase dues to \$75 for home/improved lots and \$50 for land owners. Curtis seconded. Motion was unanimously approved.

The Board is in agreement to get an update owner list (Dave Gallaher said he would do this) and track better data to understand who is and is not contributing.

Review and updating of the by-laws:

Update the address within the bylaws is only suggestion in this meeting. It will be changed to the PO Box.

Road Maintenance Committee – Melissa Pierce:

Proposal for those interested and knowledgeable members to gather and discuss and support road projects. Melissa Pierce will serve as committee liaison to the Board and help organize this committee. This committee will support sharing knowledge of road work, equipment sharing/rentals, and grants.

Motion that Melissa Pierce will be the liaison to oversee a road maintenance committee to determine roads needs/repairs/grants and will communicate information to the board of directors.

Unanimously Approved.

2024 expected Budget expenses :

Insurance: 1075.00

Permits: 2350.00

Annual meeting: 200.00

Internet: 160.00

Email: 192.00

PO Box: 130.00

Mailing: 200.00

Bank Fees: 130.00

Secretary of State: 50.00

Total Expenses: 4487.00

Certificate:

Certificate of Good Standing with the Secretary of State's Office- we have it and it is updated on the website, Curtis Depoyster

Calendar of Events:

August 17th 8:00-2:00: York Gulch clean up with BBQ after – Heather will complete an application with the county and pick up bags, vests, signs. ROADSIDE trash only, no household trash.

August 2024: online election of Board of Directors and solicitation letter for annual dues

Sept 7th 12:00-4:00

Annual meeting and chili cook off at the firehouse

Signage and kiosk:

Signage has been discussed a lot but decision to not move forward with additional signage at this time. Road and Bridge added sign at the bottom of the Gulch and the Fire Authority has posted evacuation signage

Kiosks (2): one at the octopus and one at the firehouse. Neighbors, Dave Campbell and John Weaver are willing to design and build it if HOA/Fire Dept. pays for materials.

Purpose: to post meeting information, regulations, 4wd maps/private property, etc.

Melissa will contact John and Dave regarding the design for 2 Kiosks. John Crawford is requesting a list of materials that are not funded by the HOA/Fire department.

Marijo-intent of Kiosk-HOA and regulations business only.

Other Business information:

Dave Gallaher Informed the board regarding 899 Chinook Rd running an illegal commercial business. The county code enforcer, Matthew Rivera, has informed the land owner that he is to cease and desist.

Laurie has a list of the Airbnb's in the area approved by the county.

Motion to adjourn: Laurie

2nd Marijo

Unanimous vote