

Approved* Minutes
York Gulch HOA Board Spring Meeting
May 20th, 2026

Board Members attending: Kim Graham (zoom), Laurie Beckel (President)/John Crawford, Michelle (Secretary) and Chad Tyler (zoom), Melissa Pierce (VP on zoom), Tina (Treasurer), Dave Gallaher, Courtney and Dustin Donovan and Nicole Savage.

- Highlighted Board members voted to approve minutes

A quorum is present (board members 8/11)

Treasurer's Report: (Tina Depoyster):

Business Checking:	\$ 778.21
Business Savings:	\$ 12,887.04
Emergency Fund:	<u>\$ 21,677.44</u>

Total: \$ 35,342.69

By-Laws: add definition of HOA member in "good standing". This issue relates to how long a home or landowner must have paid dues to be considered in "good standing" for the purpose of informing entities such as Title Companies, Forest Service and Counties of this information when we are asked.

Motion made by Dave Gallaher: "A HOA member in good standing has paid all annual dues owed since the purchase of their property"; and that this statement shall be added to the by-laws.

Second: Tina and Chad

Discussion: discussion about the merits of the motion

Vote: 8/8 board members present voted for the motion and this will be added to the by-laws and henceforth be used to respond to requests requesting this information.

Motion made by Tina to cover the mailing costs for the Nomination Committee to send solicitation postcard for HOA members who would like to run for the Board.

Second: Courtney

Vote was unanimous

Road Committee (Melissa Pierce):

Forest service is studying the need for a stop sign at the 'squid' to increase safety at that intersection.

Fire Mitigation Committee

Plan to become 'Fire Wise' Community (Dave Gallaher). Dave has contacted the state directors of this program to indicate our interest. Next step is to meet with the Fire Mitigation Committee (may change name to Fire Wise Committee) to begin to implement the actions steps required. **Meeting has been scheduled for: June 3rd at 6:30pm at the Gallahers.**

Nomination Committee

Kim, Melissa and Chuck Roberts have met and created a postcard mailing and google document to elicit names for the Board of Directors ballot that will be submitted at the meeting on July 8th.

Community Issues:

Community Clean-up **(and Fire Mitigation activities)** scheduled for June 27th. Meet at the firehouse at 10am; clean the gulch for 2 hours and then enjoy BBQ. Laurie will make arrangements with R&B and the transfer station.

Annual Meeting is September 12th at noon at the firehouse

July 8th (meeting to accept slate of candidates for next Board election) and plan for the election at 7pm