

The BoD meeting was called to order at 6:06 pm. All board members were in attendance except for Brad Tank.

Board positions were assigned for the upcoming year with Rick Mohr being the President, Meg Sammons being assigned the Treasure, Brad Tank being the Secretary, Stuart Clarkson being the Vice President and Earl Gooch being assigned the Director at large. With Meg becoming the Treasurer, the Board approves Meg Sammons as a signatory on the bank accounts held by Shining Mountain West Owners Association.

A motion was passed at the annual meeting that called for the Association to consider increasing the annual dues yearly over five years for the purpose of road maintenance. Pursuant to covenant 2, the annual assessment may be raised by agreement of 60% of the members of the association not in excess of 20% over the previous year's assessment. The incremental increase in the annual assessment currently at \$200/year over a five-year period would be:

- Year 1 $\$200 \times 1.20 = \240.00 (1.20 is a 20% increase of the previous year's assessment)
- Year 2 $\$240 \times 1.20 = \288.00
- Year 3 $\$288 \times 1.20 = \345.60
- Year 4 $\$345.60 \times 1.20 = \414.72
- Year 5 $\$414.72 \times 1.20 = \497.66

The Board concluded that the most effective way for the association to consider the motion is to have the members vote on the motion to consider raising the annual assessment. The Board developed four options to be considered in a ballot for the members to cast their vote including:

- 1) raise the annual assessment by 20% per year over the previous year's assessment for five years as proposed at the annual meeting;
- 2) increase the annual assessment resulting from option 1 all at once to \$497.66;
- 3) increase the annual assessment that would result in option 1 over two incremental increases beginning at \$345.60 in year 1 and \$497.66 in year 3; and
- 4) do not increase the annual dues for road maintenance purposes.

The results of the ballot process to either increase the annual assessment by option 1, 2 or 3 if 60% of the membership voted on one of these three options or option 4 if 60% or more of the members choose not to increase the annual assessment. If 60% of the members choose option 1, 2 or 3; the option with the most votes would be selected. The Board supports the annual assessment increase to address the rising cost of road maintenance and the value of good road maintenance adds to our property values in the association. The Board will draft a letter to the association members for distribution by September 1, 2022 along with a ballot explaining the voting process. Members will have until November 1st to cast their vote. If the motion passes, then the option selected by the members would take effect January 1, 2023.

It has been brought to some of the Board members attention that some home owners might be using their lots for multi family dwelling uses. The Board will look into this matter and if found to be true will work with the property owners to comply with the single-family dwelling standard found in the By-Laws at 40.A.