

2023 Annual  
General Meeting

Antelope Hills HOA - 12/6/23 - 7:04 PM - 8:25 PM

- 1) Attendance- Jeremy Johndrow, Adam Scheller, Derek Douglas, Dave Duft, Allie Alt, Will Edwards, and Ronnie Benson (late arrival)
- 2) Introduction
  - a) Introduced Allie- Bookkeeper
    - 1) Joined the association approximately a week before the meeting
  - b) Introduced Will Edwards- Associations Lawyer
    - 1) Replaced Aaron Huckstep as the Association's lawyer
- 3) Previous Business
  - a) Covenants
    - 1) Huck had separated from the association during the final review of the covenants so Will was brought on by the board to get the covenants reviewed and finalized
      - A) Next steps will be waiting on Will to review the work already completed and get the legal OK to present to the community
  - b) Audit
    - 1) Last audit was 4 years ago
      - A) Board will be getting a new audit completed once a new auditor is found b/c Cindy West is no longer willing to complete the audit for us as stated on the meeting agenda
- 4) Updating Contact info
  - a) All members were asked to update their contact info because the new bookkeeper will be able to do online billing. An email is required for this e-billing.
    - 1) This e-billing will greatly save the association in postage costs
    - 2) For those who still want paper copies, one can still be sent
      - A) Just let the bookkeeper know of your preference
    - 3) Invoice and billing will be through a link sent to your email. There is a convenience fee to process the CC online verses still sending in a check.
    - 4) Billing will stay quarterly but can pay monthly if you prefer
    - 5) Tenant Billing
      - A) We can bill the tenant if that is your preference, but we need their email to bill it
- 5) Public land
  - a) Board is considering extending the fence line because people are circumventing the gate by driving around them. Another option discussed is building a berm. The board will continue looking into the options to see which is the most feasible and cost effective.
  - b) The board will be changing the lock to the gate because there have been a lot of non-homeowners accessing the public land thorough our gate. Please do not give out the new code to people outside of the neighborhood. The public land access is a benefit of living in our neighborhood.
    - 1) The code will be changed every quarter with the new code listed in the billing
    - 2) This has to happen because of security for our water tanks
- 6) Dogs
  - 1) Please continue to keep them under control on a leash in the public areas to stay in line with the pet control policy

7) Water Quality Report

- a) No questions about the quality or sampling of the water this year
  - 1) \*see note below
- b) Clarification that the water comes from Dos Rios Water Treatment Plant and is gravity feed into our system from the tanks above the neighborhood
  - 1) Pressure differences can happen in our system when the tanks are being feed from Dos Rios

8) Water Meters

- a) ½ of the neighborhood's meters are not working due to the old ones not being serviceable anymore
  - 1) The board stopped checking the meters because of this to make it fair to those whose meters are working and were still getting overages
- b) Board voted for the association to pay for the meters and to not pass the cost of the meter onto the homeowners.
- c) HOA hired a plumber to install the meters and readouts
  - 1) The neighborhood will need to reach out to the plumber to schedule starting this next spring and he will bill the HOA.
    - A) The HOA will bill the homeowner for the time spent installing the meter and readout
  - 2) Payments for the meter install can be broken up into a 6-12 month payment plan with the association if needed.

9) Water

- a) Question about our billing and why we have a gallon limit
  - 1) Water contract with the county allows 2 million gallons for the pricing set with the county
    - A) Overages are
      - \$1.50/1000 gallons after the 2 million gallons to 3 million gallons used
      - \$3.00/1000 gallons after 3 million gallons are used
  - 2) We were never going into overages, so usage was not a concern for the neighborhood.
    - A) The board stopped reading the meters due to 50% of them not working and waiting for the new ones to arrive
  - 3) Once the meters are installed it will be back to the old way of putting your readings on the bill so you can track your individual usage
    - A) This is the urgency of getting the new meters installed
    - B) The install costs of the meter will be passed onto the homeowners because of the various situations/materials the plumber will have to overcome to install the meters
    - C) The board went with this plumber because we will be getting a discounted hourly rate because the HOA will be doing the billing
    - D) A licensed plumber is required by our HOA insurance so Homeowners can not do it themselves.
      - Question about if a homeowner who is a licensed plumber can install his own meter
      - The homeowner who is a licensed plumber was given permission to install his own meter by the board.
- b) Leaks
  - 1) 3 major leaks this year

- A) The county discover the source of the leaks after about a week of searching for them
- B) One leak cost about \$2700 in overages from the county
- C) All leaks have been resolved
- c) Question about meters cost again
  - 1) The first meter the association will cover
  - 2) Any maintenance/parts will be on the homeowners moving forward

#### 10) Financials

- a) Ideally all financials will be on the website quarterly once it's running
- b) Some of the payments/bills were not correctly applied by the previous book keeper and the new one is fixing those accounts
  - 1) Water purchase/loan from the county will be moved to a new line item moving forward
- c) Operating expenses
  - 1) Most have gone up in the last year
- d) The water contract and loan documents were finally obtained from the county
  - 1) First payment was in 2013 on a 40 year note
  - 2) We still owe \$944,507.75 as of the meeting
  - 3) The original note was approximately \$4,000,000
    - A) The county split the cost with us and paid approximately \$2 million
    - B) ~\$5,000/quarter goes to our portion of the note
    - C) 2.125% interest on the note
    - D) 2053 is the payoff year
  - 4) Discrepancy of the water bill with the county
    - A) Contract says \$22,273.50/quarter
    - B) County billing says \$171.91 cents per house (~\$17,000/quarter)
    - C) Our last bill was ~\$29,000/quarter
      - The board is going to try to figure out why the discrepancy of the 3 costs
  - 5) We are already getting water from the county cheaper than it costs to get sent to us which is why the board is not moving forward with trying to have the county fully take over the water system if it was even possible
- e) The HOA had a couple bills go to collections because the previous bookkeeper failed to pay them and the notices were forwarded to the bookkeeper prior to her
  - 1) However, the board was able to get the past due bills paid both interest and fee free
    - A) The board and book keeper are not aware of any other outstanding bills that got missed by the previous book keeper
- f) Payment of Dues to the Association
  - 1) All payments to the HOA are caught up as of Nov 30<sup>th</sup>
  - 2) Moving forward, the bookkeeper will be checking the mail box weekly to gather any payments/bills
  - 3) Anyone whose dues were not applied to the their accounts need to reach out to the bookkeeper to get the accounts fixed from the previous bookkeeper
- g) Anyone in a financial struggle
  - 1) The board has put the late fees, interest, etc. on hold because so many houses never received billings from the previous bookkeeper. All other bills prior to this the interest and fees still apply.
  - 2) Those who still owe need to set up a payment plan with the Association
  - 3) Moving forward the collections policy will be
    - A) Anyone over \$1000 – a letter will be sent to the address on file
      - Homeowners have 30 days to respond to it

- B) The lawyers office will be sending a letter to the homeowner attempting to get the debt resolved, or at least a payment plan in place
  - Homeowners have 30 days to respond to it
- C) If no communication to the HOA or lawyer happens
  - All legal options will be explored to settle the debt including but not limited to interest, fees, leans against the property, lawsuits, sell your house, etc.

11) Amenity's of the HOA

- a) Question about what all the HOA's bill covers
  - 1) Most of the bill goes to the water and then secondarily to the administrative costs
    - A) Once Allie gets caught up on the HOA's bills the new bills will be itemized to show what is going to the water and administrative costs

12) P/L

- a) Dues are going up due to the county water bill raising almost a 1/3 in the last year alone
  - 1) We have been running in the red for the last year
    - A) The board was unaware that we were in the red because the previous bookkeeper thought that she just forgot to pay the previous quarter's bill as was brought up at the last meeting and the previous bookkeeper refused to give the board the financials after several board members tried to obtain them from her
    - B) The board has been covering this deficit with our savings account for the last year but we can't continue draining the account
  - 2) The dues are being increased \$35/quarter to \$300/quarter on the next billing
    - A) This will cover the deficit of the water cost increase, and build the savings back up for projects such as replacement of our water system pipes, breaks, or other emergencies, etc.

13) Cheatgrass Mitigation

- a) One of the board members was able to obtain a grant to pay for cheatgrass mitigation in our neighborhood.
  - 1) If you see anymore, please let the board know so we can take care of it again

14) Open space discussion revisit

- a) Reminder to not share the lock codes
- b) Future
  - 1) Possibly build some trails
  - 2) Possibly look into a park
- c) On the board's radar but not a huge priority at this time

15) Open seats for the board

- a) Subdivision 1 (Housing section)
  - 1) 2 slots available
- b) Subdivision 2 (East Hill section)
  - 1) 1 slot available
- c) Mobile Home
  - 1) No slots available
- d) Floater slot available
  - 1) Since the board doesn't have 7 people a homeowner in the mobile home section can fill this slot since all the mobile home ones are currently filled


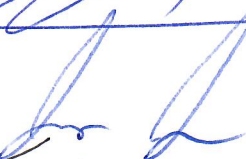

- e) Term
  - 1) 3 year commitment
- f) Nobody stood up to be voted onto the board

16) Open Discussion/Questions

- a) Covenants revisited (homeowner questions)
  - 1) Process clarification
    - A) Will is going to get them to the board in the next couple of months with all the legal Ok's
    - B) Board will vote on presenting them to the neighborhood.
    - C) Vote from the neighborhood.
- b) CCIOA
  - 1) Our HOA is pre-CCIOA. So most of the regulations to HOA's don't apply to us
  - 2) One nice thing is we have a lower threshold for passing new covenants because of being pre-CCIOA
- c) Website
  - 1) The HOA will be getting a new website [www.antelopehillshoa.com](http://www.antelopehillshoa.com)
    - A) The name is good for the next 10 years
  - 2) Due to the security of the site's hosting (IONOS), the name and site will not be transferred for 60 days
  - 3) Documents will be available after the approval from the lawyer as to what need posted
    - A) This is happening because the google drive didn't work for non-google accounts
  - 4) Contact form, ACC applications, calendar, and meeting notes is on the website
    - A) Finances were suggested to be put on the website
- d) Water Cost
  - 1) The water was pumped, treated, and delivered to the neighborhood for around ½ cent per gallon.
- e) Dirt bikes
  - 1) No motorized allowed on the trails around antelope hills
    - A) Clarification- Main road to the BLM is OK to ride on to get to the BLM, but outside of that, No motorized vehicles on the trails around antelope hills community property

17) Adjournment at 8:28 PM

\*note- For context, This was added after the meeting because there were no violations, or quality issues to discuss on the matter.

Adam Scheller   
Jeremy Johnson   
David Duft   
Derek Douglas 